PROJECT CONSULTANTS

PROPERTY OWNER:
MARGOT MANDEL
2918 SEQUIT DRIVE
MALIBU CA. 90265
v: 818-634-8315

PROJECT DESIGNER:
VITUS MATARÉ
VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204
MALIBU, CA. 90265
v: 310-317-0700
f: 310-317-0721

CIVIL & STRUCTURAL ENGINEER:
JAMES TUCHSCHER
TEG ENGINEERING
5503 E. SECOND STREET, SUITE 539
BELMONT SHORE, CA. 90803
v: 310-613-9980
c: 562-682-8600

GEOLOGIST:
CONRAD CARRLE
SOUTHWEST GEOTECHNICAL, INC.
21704 W. GOLDEN TRIANGLE RD. STE. #425
SANTA CLARITA, CA. 91350
v: 661-222-9544
f: 661-222-9549

GEOTECHNICAL (SOILS) ENGINEER:
M. BRUCE SMITH
SOUTHWEST GEOTECHNICAL, INC.
21704 W. GOLDEN TRIANGLE RD. STE. #425
SANTA CLARITA, CA. 91350
v: 661-222-9544
f: 661-222-9549

SURVEYOR:
A&A SURVEYING CO.
9625 HAYVENHURST AVE
NORTHRIDGE, CA. 91343
v: 818-891-0974

CONSULTING BIOLOGIST:
STEVE G. NELSON
24230 DELTA DRIVE
DIAMOND BAR, CA. 92765
v: 909-396-8478

TITLE 24 ENERGY CALC.S:
DAVID McCLAIN
TITLE 24 DATA
633 MONTEREY TRAIL
FRAZIER PARK, CA. 93225-2199
v: 800-237-8824

FIRE SUPPRESSION DESIGN:
ART GALINDO
SUPERIOR FIRE, INC.
4464 McGRATH STREET, #106
VENTURA, CA. 93003
v: 805-477-0162

PLANNING SET
NOT FOR CONSTRUCTION

MANDEL RESIDENCE
3004 SEQUIT DRIVE

(FORMERLY KNOWN AS 2940 SEQUIT DRIVE)
MALIBU, CALIFORNIA 90265 - UNINCORPORATED LOS ANGELES COUNTY
APN 4457-016-064

NEW SINGLE FAMILY RESIDENCE WITH ATTACHED TWO CAR GARAGE. THIS PROPERTY WAS THE SUBJECT OF A PRIOR COASTAL DEVELOPMENT PERMIT NOW EXPIRED. THE BUILDING HAS BEEN REDESIGNED TO MINIMIZE VISUAL IMPACT FROM ANY NEARBY OPEN AREA.

ALL PORTIONS OF LOT 83 AND LOT 84 OF TRACT NO. 9456 AND A PORTION OF LOT 85 OF TRACT NO. 9456, AS SHOWN ON SHEET A-1.5 HAVE BEEN PERMANENTLY COMBINED AND LEGALLY DESCRIBED AS 'PARCEL 2' IN CERTIFICATE OF COMPLIANCE NO. 100496 AND CURRENTLY KNOWN AS APN 4457-016-064.

PAST COASTAL DEVELOPMENT PERMIT CDP 4-06-106 GRANTED PERMISSION FOR A SLIGHTLY LARGER HOME MEASURING 35' IN HEIGHT AND POSITIONED AT TO THE CENTER OF THE PROPERTY. THE NEW DESIGN IS REDUCED IN HEIGHT TO LESS THAN 18 FEET ABOVE EXISTING OR FINISHED GRADE AND THE BUILDING HAS BEEN RELOCATED TO THE UPPER NORTHEAST PROPERTY CORNER, TUCKED IN WITH ADJACENT CONSTRUCTION.

THERE ARE NO PROTECTED TREES OR SPECIES PRESENT ON THE SITE . MINIMAL NEW FUEL MODIFICATION WILL BE REQUIRED ON ACCOUNT OF THE PROPOSED DEVELOPMENT. NO OFF-SITE FUEL MODIFICATION IS REQUIRED.

LOT SIZE: 16,900 SQ. FT.
PROPOSED NEW BUILDING AREA TOTAL: 1,828 SQ. FT.

PLAN SET INDEX

A-1.1	COVERSHEET
A-1.2	SITE PLAN
A-1.3	GREEN BLDG NOTES
A-1.4	STANDARD RESIDENTIAL NOTES
A-1.5	SURVEY W/ GSA
A-2.1	FIRST LEVEL FLOOR PLAN
A-2.2	SECOND LEVEL FLOOR PLAN
A-2.3	ROOF PLAN
A-3.1	WEST ELEVATION & SECTION
A-3.2	EAST ELEVATION & SECTION
A-3.3	SOUTH ELEVATIONS & SECTION
A-3.4	NORTH ELEVATION & SECTION
A-3.5	WINDOW & DOOR SCHEDULE
A-3.6	TITLE 24 ENERGY COMPLIANCE
A-3.7	PRELIMINARY ARCHITECTURAL RENDERINGS
FM-1	FUEL MODIFICATION PLAN
FM-2	LANDSCAPE & WATER CONSERVATION
C-1	CIVIL ENGINEERING NOTES
C-2	EXISTING SITE PLAN
C-3	GRADING PLAN
C-4	DRAINAGE PLAN
C-5	GRADING SECTIONS
C-6	DRAINAGE DETAILS
EC-1	EROSION CONTROL PLAN

PROJECT STATISTICS

3004 SEQUIT DRIVE, MALIBU CA. 90265

ASSESSORS PARCEL NUMBER: **4457-016-064**
LOTS 83 & 84 OF TRACT 9456, MAP BOOK 131, PAGES 30 THRU 32 L.A. COUNTY
ZONING: RURAL RESIDENTIAL **(RR1)** -
ALL PROPOSED CONSTRUCTION FALLS WITHIN PREVIOUSLY PERMITTED COASTAL DEVELOPMENT FOOTPRINT.
GROSS LOT AREA: **16,896.66 SQ. FT.**
MAX BUILDING HEIGHT: **18' - 0"** FT. ABOVE FINISHED GRADE

STRUCTURE SQUARE FOOTAGE:
MAXIMUM ALLOWABLE SQUARE FOOTAGE: **1,829** SQ. FT.
PROPOSED TOTAL DEVELOPMENT AREA: **1,828** SQ. FT.
FIRST LEVEL HABITABLE AREA: **1,216** SQ. FT.
SECOND LEVEL HABITABLE AREA: **612** SQ. FT.
TOTAL HABITABLE AREA : **1,828** SQ. FT.

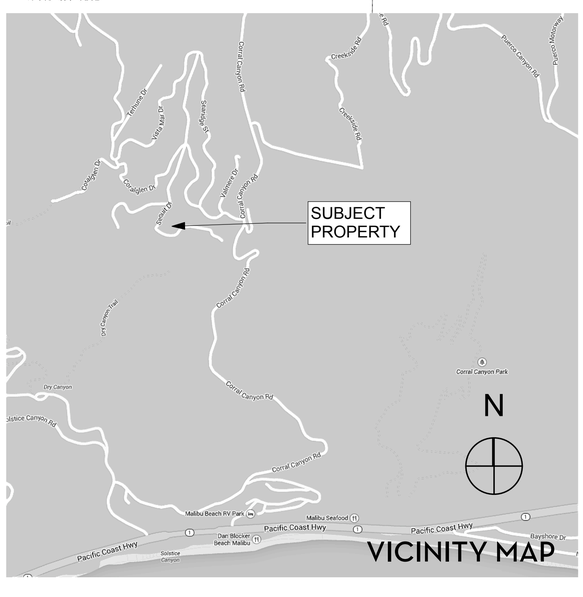
PROPERTY LINE SETBACKS:
FRONT YARD SETBACK:
PROPOSED: **7' - 0"** (REQUIRED MIN. IS 51' - 7")

SIDE YARD SETBACKS:
PROPOSED EAST SIDE: **18' - 0"** (REQUIRED MIN. IS 18' - 0")
PROPOSED WEST SIDE: **12' - 0"** (REQUIRED MIN. IS 12' - 0")

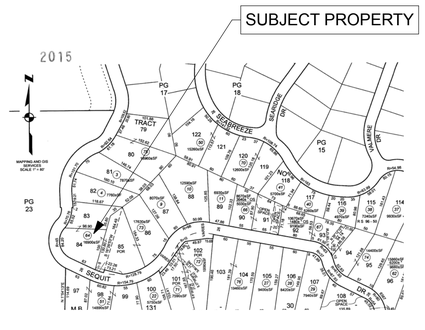
REAR YARD SETBACK:
PROPOSED: **98' - 6"** (REQUIRED MIN. IS 38' - 7")

IMPERMEABLE GROUND COVERAGE:
TOTAL PROPOSED IMPERMEABLE COVERAGE: **3,585** SQ. FT.
PROPOSED COVERAGE BY STRUCTURE: **3,375** SQ. FT.
PROPOSED COVERAGE OF (EXISTING) RET. WALLS: **210** SQ. FT.
NOTE: BOTH DRIVEWAY AND ACCESS WALK ARE PERMEABLE

GRADING EARTHWORK QUANTITIES:
CUT: **544** CU. YRDS.
FILL: **0** CU. YRDS.
TOTAL: **544** CU. YRDS.
IMPORT: **0** CU. YRDS.
EXPORT: **544** CU. YRDS.



2 SEQUIT DRIVE VICINITY MAP
NOT TO SCALE



1 3004 SEQUIT ASSSESSORS MAP
NOT TO SCALE

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700
PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY
APN 4457-016-064
COVER SHEET

Rev. #	Date	Signature
1	06-26-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

A-1.1

SHEET 12 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

1 SITE PLAN
SCALE: 1/8" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

SITE PLAN

APN: 4457-016-064

Rev. #	Date	Signature
1	06-28-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

A-1.2

SHEET 13 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

2011 Los Angeles County Green Building Standards Code

(7-11-2011)

Residential Plan Requirements

Instructions: The below **CalGreen requirements** are intended to simplify the plan review, construction, inspection and documentation process for all **new dwellings**. Each of the below items is mandatory and requires either the submittal of documents at plan review, the installation of items per the "Construction Notes", the completion/installation or submitted additional documentation by the contractor and the verification of each feature by the inspector.

1. **Applicant/Designer:** Submit for Plan Review the below listed documents (left column, Items #1-#8 as identified by the plan reviewer on the correction list) and copy the below form onto the plans.
2. **Contractor:** Install the: **a)** features in accordance with the specifications per the approved plans (or selected specification); **b)** items listed per the "Construction Notes"; **c)** and/or provide the required additional documentation. "Construction Notes" are a part of the plans.
3. **Inspector:** Verify that all of the below features and additional documentation are provided in accordance to the applicable specification.

MANDATORY MEASURES							
Plan Review (Submit the below numbered items for plan review)	**Complies (During plan review)**	**Construction Notes (required project features)**	**Shown on Plan Sheet or Submitted Documents/ Worksheet**	**Applicable Specification, Standard or Field Selected Specification**	**Field Verification Required**	**Inspection Verification for all Features (Inspector's Initials)**	**Additional Documentation Required**
Div. 4.1 – Planning and Design							
Sec. 4.106 – Site Development							
Sec. 4.106.2 – Storm Water Management During Construction							
1. Provide a **Storm Water Management Plan** using: a) Retentions basins or Filters or Locally enacted storm water management ordinance.	PC'r to review		X		X		
Sec. 4.106.3 – Surface Drainage							
2. Provide a **Site Drainage Plan** with existing and proposed elevations and details to: a) Direct water to an approved location. b) Direct water away from the building.	PC'r to review		X		X		

MANDATORY MEASURES							
Plan Review (Submit the below numbered items for plan review)	**Complies (During plan review)**	**Construction Notes (required project features)**	**Shown on Plan Sheet or Submitted Documents/ Worksheet**	**Applicable Specification, Standard or Field Selected Specification**	**Field Verification Required**	**Inspection Verification for all Features (Inspector's Initials)**	**Additional Documentation Required**
Sec. 4.106.5 – Landscape Design							
3. Provide landscaping plans showing the **Post-Construction Landscape Designs** shall comply with all the following: 1. Turf areas shall not exceed 25% of the total landscape area. 2. Non-Invasive drought-tolerant plant and tree species appropriate for the climate zone region shall be utilized in at least 75% of the total landscaped area. 3. Hydrozoning irrigation techniques shall be incorporated into the landscape design.	PC'r to review		X		X		
Div. 4.2 – Energy Efficiency							
Sec. 4.201 - General							
Sec. 4.201.1 - Scope							
4. Submit **project energy efficiency standard** documentation.	PC'r to review		X	Project Energy calculations, mandatory measures and forms.	X		As required by Energy Docs.
Div. 4.3 – Water Efficiency and Conservation							
Sec. 4.303 – Indoor Water Use							
Sec. 4.303.1 – Twenty Percent Savings (Applicable July 1, 2011)							
5. Show compliance by: a) Specifying on the plans the **reduced flow**	PC'r to review		Specify the fixture flow	**Table 4.303.2**	X		

MANDATORY MEASURES							
Plan Review (Submit the below numbered items for plan review)	**Complies (During plan review)**	**Construction Notes (required project features)**	**Shown on Plan Sheet or Submitted Documents/ Worksheet**	**Applicable Specification, Standard or Field Selected Specification**	**Field Verification Required**	**Inspection Verification for all Features (Inspector's Initials)**	**Additional Documentation Required**
rate fixtures (T 4.303.2), or b) Complete and submit **Worksheet WS-1 & 2**			rates on plans Copy Worksheets onto plans.	**Table 4.303.3** – Standards for Plumbing Fixtures and Fixture Fittings	X		
Sec. 4.304 – Outdoor Water Use							
Sec. 4.304.1 – Irrigation Controllers							
		Automatic irrigation controllers shall be installed at final inspection and shall comply with the following: a) Weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' need as weather condition change, or b) Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wire or wireless rain sensor which connects or communicates with the controller. Soil moisture-based controllers are not			X X		

MANDATORY MEASURES							
Plan Review (Submit the below numbered items for plan review)	**Complies (During plan review)**	**Construction Notes (required project features)**	**Shown on Plan Sheet or Submitted Documents/ Worksheet**	**Applicable Specification, Standard or Field Selected Specification**	**Field Verification Required**	**Inspection Verification for all Features (Inspector's Initials)**	**Additional Documentation Required**
		required to have rain sensor input.					
Sec. 4.304.3 – Water-Efficient Landscape							
6. Provide a **Water Efficient Landscape Worksheet** for the landscape irrigation use that conforms to the California Department of Water Resources Model Water-Efficient Landscape Ordinance. **Exception 1**: Developer-installed landscape areas less than or equal to 2,500 square feet. **Exception 2**: Homeowner-provided and/or homeowner-hired landscape area less than 5,000 square feet.	PC'r to review		X	Section 492.3 of the **Model Water Efficient Landscape Ordinance AB 1881**	X		The worksheet consists of: 1. **Hydrozone** Information Table 2. Water budget calculations determining the **Maximum Applied Water Allowance** (MAWA) and **Estimated Total Water Use** (ETWU)
Div. 4.4 – Material Conservation and Resource Efficiency							
Sec. 4.406 – Enhanced Durability and Reduced Maintenance							
Sec.4.406.1 – Joints and Openings							
		Openings in the building envelope separating conditioned space from unconditioned space shall be sealed.		Per Energy Code	X		
Sec. 4.408 – Construction Waste Reduction, Disposal and Recycling							
Sec. 4.408.1.1 – Four or Fewer Units							
		Recycle and/or salvage for reuse a		Per locally adopted **"Construction Waste**	X		

MANDATORY MEASURES							
Plan Review (Submit the below numbered items for plan review)	**Complies (During plan review)**	**Construction Notes (required project features)**	**Shown on Plan Sheet or Submitted Documents/ Worksheet**	**Applicable Specification, Standard or Field Selected Specification**	**Field Verification Required**	**Inspection Verification for all Features (Inspector's Initials)**	**Additional Documentation Required**
		minimum of 50% of the nonhazardous construction and demolition debris for newly constructed projects consisting of four or fewer units.		**Management Plan"**			
Sec. 4.408.2 – Five or More Units							
		Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition debris for newly constructed projects consisting of five or more units.		Per locally adopted **"Construction Waste Management Plan"**	X		
Sec. 4.410 – Building Maintenance and Operation							
Sec. 4.410.1 – Operations and Maintenance Manual							
		At the time of final inspection provide an **"Operations and Maintenance Manual"** to the owner			X		Complete submit information required for the **"Operations and Maintenance Manual"** per the attached outline.
Div. 4.5 – Environmental Quality							
Sec. 4.503 – Fireplaces							
		Any installed **gas fireplace** shall be a direct-vent sealed-combustion type.			X		
Sec. 4.504 – Pollutant Control							

MANDATORY MEASURES							
Plan Review (Submit the below numbered items for plan review)	**Complies (During plan review)**	**Construction Notes (required project features)**	**Shown on Plan Sheet or Submitted Documents/ Worksheet**	**Applicable Specification, Standard or Field Selected Specification**	**Field Verification Required**	**Inspection Verification for all Features (Inspector's Initials)**	**Additional Documentation Required**
Sec. 4.504.1 – Covering of Duct Openings/Protection of Mechanical Equipment							
		At the time of rough installation or during storage and until final startup, **all duct and other related air distribution component** opening shall be covered with tape, plastic or other acceptable material.			X		
Sec. 4.504.2 – Finish Material Pollutant Control							
Sec. 4.504.2.1 – Adhesives, Sealants and Caulks							
		Adhesives, sealants and caulks shall meet the following standards:		1. Local or regional air pollution control or SCAQMD Rule 1168 VOC 2. Statewide VOC standards	X		
Sec. 4.504.2.2 – Paints and Coatings							
		Paints and coatings shall comply with VOC limits.		CGBC Table 4.504.3	X		
Sec. 4.504.2.3 – Aerosol Paints and Coatings							
		Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC.		Per CGBC Sec. 4.504.2.3	X		
Sec. 4.504.4 – Resilient Flooring Systems							
		50% of the installed floor area shall comply with:		The VOC emission limits defined in the Collaborative for High Performance Schools, or Certified under the Resilient	X		

MANDATORY MEASURES							
Plan Review (Submit the below numbered items for plan review)	**Complies (During plan review)**	**Construction Notes (required project features)**	**Shown on Plan Sheet or Submitted Documents/ Worksheet**	**Applicable Specification, Standard or Field Selected Specification**	**Field Verification Required**	**Inspection Verification for all Features (Inspector's Initials)**	**Additional Documentation Required**
				Floor Covering Institute FloorScore program.			
Sec. 4.504.5 – Composite Wood Products							
		Interior/exterior use of **hardwood plywood, particleboard and medium density fiberboard composite wood products** shall meet:		For formaldehyde as specified in ARB's Air Toxics Control Measure For Composite Wood (17 CCR 93120).	X		
Sec. 4.505 – Interior Moisture Control							
Sec. 4.505.2 – Concrete Slab Foundations							
7. Provide a **vapor retarder** with a capillary break.	PC'r to review vapor retarder and capillary break.		X	**Vapor Retarder:** 6-mil polyethylene with joints lapped not less than 6 inches. [CBC 1910]. Provide at all occupied conditioned spaces. **Capillary Break:** 4-inch thick base of ½ inch clean aggregate.	X		
Sec. 4.505.3 – Moisture Content of Building Materials							
		Building materials with visible signs of **water damage shall** not be installed. Wall and floor framing shall not be enclosed with the **framing members exceed 19% moisture content.** Moisture content shall be verified/determined by:			1. Probe-type or contact-type moisture meter. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped		

MANDATORY MEASURES							
Plan Review (Submit the below numbered items for plan review)	**Complies (During plan review)**	**Construction Notes (required project features)**	**Shown on Plan Sheet or Submitted Documents/ Worksheet**	**Applicable Specification, Standard or Field Selected Specification**	**Field Verification Required**	**Inspection Verification for all Features (Inspector's Initials)**	**Additional Documentation Required**
					end of each piece to be verified. 3. At least three random moisture reading shall be performed on wall and floor framing		
Sec. 4.506 – Indoor Air Quality and Exhaust							
Sec. 4.506.1 – Bathroom Exhaust Fans							
		Mechanical exhaust fans which exhaust directly from bathrooms shall comply with:		Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible and capable of adjustment between a relative humidity range of 50 to 80 percent.	X		
Sec. 4.507 – Environmental Comfort							
Sec. 4.507.1 - Openings							
		Whole house exhaust fans shall have insulated louvers/covers which close when the fan is off. Covers shall have a minimum			X		

MANDATORY MEASURES							
Plan Review (Submit the below numbered items for plan review)	**Complies (During plan review)**	**Construction Notes (required project features)**	**Shown on Plan Sheet or Submitted Documents/ Worksheet**	**Applicable Specification, Standard or Field Selected Specification**	**Field Verification Required**	**Inspection Verification for all Features (Inspector's Initials)**	**Additional Documentation Required**
		insulation value of R-4.2.					
Sec. 4.507.2 – Heating and Air-conditioning System Design							
8. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:	PC'r to review		Provide documentation in Calif. Energy Calculations.	1. Heat loss/gain established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software, or 2. Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks, or 3. Select heating and cooling equipment according to ACCA 36-S Manual S.	X		

VITUS MATARÉ & ASSOCIATES, INC.
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PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

APN 4457-016-064

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

GREEN BLDG NOTES

Rev. #	Date	Signature
1	06-26-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

A-1.3

SHEET 14 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

STANDARD NOTES
FOR
R-3 RESIDENTIAL CONSTRUCTION

Revised 7-16-2011

2010 CRC, CPC, CMC, CEC, CALGreen & CEnC including 2011 LACo Codes

THE FOLLOWING STANDARD NOTES AND PRESCRIPTIVE CONSTRUCTION REQUIREMENTS ARE APPLICABLE TO MOST STANDARD (PRESCRIPTIVE) RESIDENTIAL CONSTRUCTION METHODS AND ARE NOT INTENDED TO REPLACE ANY MORE RESTRICTIVE MINIMUM LIFE-SAFETY OR STRUCTURAL CODE REQUIREMENTS OR CONDITIONS. REFERENCES IN BRACKETS [XX, XX.X] ARE CODE SECTIONS. THE FOLLOWING STANDARD NOTES ARE INTENDED TO BE ADDED (TAPED OR COPIED ON THE FINAL APPROVED PLANS) TO A SET OF PLANS TO ELIMINATE THE NEED TO MAKE THESE CORRECTIONS DURING THE PLAN CHECK PROCESS. THESE NOTES SUPPLEMENT THE PLAN CHECK PROCESS AND THE ADDITIONAL REQUIREMENTS ON THE PLANS. THESE NOTES ARE NOT INTENDED TO CREATE A CONFLICT BETWEEN THE DESIGN AND MINIMUM CODE REQUIREMENTS. WHERE A CONFLICT EXISTS BETWEEN THESE NOTES AND THE PLANS, THESE NOTES TAKE PRECEDENCE ONLY FOR MINIMUM CODE COMPLYING CONSTRUCTION PURPOSES.

BUILDING PLANNING: [Ch 3]

FIRE RESISTANT CONSTRUCTION [R302]

1. **Penetrations**: [R302.4.1, .2]
   a. The annular space of through or membrane penetrations shall be filled.
   b. Steel electrical boxes are limited to 16 sq. inches. The maximum annular space is 1/8 inch.
   c. Listed electrical boxes shall be installed in accordance with their listing.
2. Garage Opening Protection: [R302.5]
   a. Openings from a garage directly into a sleeping room are not permitted.
   b. Other openings shall be solid wood doors not less than 1-3/8 inch; solid or honeycomb core steel doors not less than 1-3/8 inch or 20-minute fire-rated.
3. Duct Penetration: [R302.5.2]
   a. Ducts in the garage and ducts penetrating the walls or ceiling separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel and have no opening into the garage.
4. **Dwelling/Garage** (or carport) Fire Separation: [R302.6]
   a. Separation walls (residence & attic) – ½" gyp. board.
   b. Habitable rooms above – 5/8" gyp. board.
5. **Fireblocking:** [R302.11]
   a. In combustible construction, **fireblocking** shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space in accordance with the following:
   b. In concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10 feet.
   c. At interconnections between concealed vertical stud wall or partitions spaces and concealed horizontal spaces created by an assembly of floor joist or trusses and concealed spaces such as occur at soffits, drop ceilings, cove ceiling and similar locations.
   d. Concealed space between stair stringers at the top and bottom of the run.
   e. Openings around vents, pipes, ducts, chimneys and fireplace at ceiling and floor levels.

LIGHT, VENTILATION AND HEATING [R303]

6. All habitable rooms shall have an aggregate glazing area of not less than 8% of the floor areas. Natural ventilation shall be through approved opening to the outdoor air. The minimum openable areas to the outdoors shall be 4% of the floor area being ventilated. The following exceptions may be applicable: [R303.1]
   a. The glazed areas need not be openable where the opening is not required for emergence escape and an approved mechanical ventilation system capable of producing 0.35 air changes per hour.
   b. The glazed areas need not be installed in rooms where the above exception is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles over the area.
7. Interior and exterior stairways shall have artificial lighting. [R303.6, R311.7.8]
8. Where the interior stair has six or more risers, there shall be a wall switch at each floor.
9. The illumination of exterior stairways shall be controlled from inside the dwelling unit.
10. **Bathrooms, showers**, spas and similar bathing fixtures shall be naturally or mechanically ventilated. [R303.3]

ROOM AREAS [R304]

11. Every dwelling unit shall have at least one habitable room of not less than 120 sq. ft of gross floor area.
12. Except for Kitchens, other habitable rooms shall have a floor area of not less than 70 sq. ft.
13. Except for Kitchens, habitable rooms shall not be less than 7 ft. in any horizontal dimension.

CEILING HEIGHT [R305]

14. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 ft.

TOILET, BATH AND SHOWER SPACES [R307]

15. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 ft.

SAFETY GLAZING [R308]

16. Permanently identified safety glazing shall be provided in the following locations:
   a. Glazing in all doors.
   b. Enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface.
   c. Glazing within a 24 inch arc of a door.
   d. Panels over 9 sq. ft. having the bottom edge less than 18 inches above the floor and top edge greater than 36 inches above the floor and a walking surface within 36 inches.
   e. Glazing in guards and railing including structural baluster panels and all nonstructural in-fill panels.
   f. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas.
   g. Glazing adjacent to stairways, landing and ramps within 36 inches horizontally of a walking surface.

EMERGENCY ESCAPE AND RESCUE [R310]

17. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening meeting the following conditions:
   a. Maximum **sill height** 44 inches.
   b. The opening shall open directly into a public way or to a yard or court that opens to a public way.
   c. Openings shall have a minimum net clear opening of 5.7 sq. ft.
   d. Minimum **opening height** shall be 24 inches.
   e. Minimum **opening width** shall be 20 inches.
   f. Opening shall be operational from the inside without the use of keys, tools or special knowledge.
18. Window wells shall:
   a. Have a minimum horizontal area of 9 sq. ft.
   b. Have a minimum horizontal projection and width of 36 inches.
   c. Allow the escape opening to be fully opened.
19. Window wells with a vertical depth grater than 44 inches shall:
   a. Be equipped with a permanently affixed ladder or steps
   b. Ladders or steps shall have an inside width of at least 12 inches.
   c. Project at least 3 inches from the wall.
   d. Spaced not more than 18 inches on center vertically.

SMOKE ALARMS [R314]

20. Smoke alarms shall be listed per UL 217, installed per NFPA 72 and shall be Calif. State Fire Marshal listed.
21. **Smoke alarms in new construction** shall be installed, maintained and connected in the following locations/manner: [R314.3, .4, .5]
   a. In each sleeping room.
   b. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
   c. On each additional story of the dwelling, including basement and split levels.
   d. When more than one smoke alarm is installed, the alarm devices shall be interconnected such that the actuation of one alarm will activate all the alarms.
   e. Smoke alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup.
22. In **existing dwellings** where a permit for alterations, repairs or additions exceed $1000 smoke alarms shall be installed, maintained and connected in the following locations/manner: [R314.3.1, .4, .6]
   a. The dwelling shall be equipped with smoke alarms located as require fro new construction.
   b. Smoke alarms are permitted to be solely battery operated where no construction is taking place.

CARBON MONOXIDE (CO) ALARMS [R315]

23. For **new dwelling** unit construction having an attached garage or fuel-burning appliances, an approved **carbon monoxide alarm** shall be installed, maintained and connected in the following locations/manner:
   a. Outside of each sleeping area in the immediate vicinity of the bedroom(s).
   b. On every level of a dwelling unit including basements.
   c. Where more than one CO alarm is installed, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms.
24. In **existing dwellings** where a permit for alterations, repairs or additions exceed $1000 CO alarms shall be installed, maintained and connected in the following locations/manner: [R314.3.1, .4, .6]
   a. The dwelling shall be equipped with CO alarms located as require for new construction.
   b. CO alarms are permitted to be solely battery operated where no construction is taking place.

PROTECTION OF WOOD AGAINST DECAY [R317]

25. **Protection against decay** shall be provided by the use of naturally durable or preservative-treated wood for:
   a. **Wood joists** or the bottom of a wood structural floor without joists are closer than 18 inches; wood **girders** closer than 12 inches to the exposed ground. [2304.11.2].

   b. **Wood framing members**, including wood sheathing that rest on exterior foundation walls and are less than 8 inches from exposed earth. [2304.11.2.2]
   c. **Sills and Sleepers** on a concrete or masonry slab that is in direct contact with earth. [2304.11.2.4]
   d. The ends of **wood girders** entering exterior masonry or concrete walls shall be provided with a ½-inche air space. [2304.11.2.5]
26. Clearance between **wood siding** and earth on the exterior of a building shall not be less than 6 inches. [2304.11.2.6]
27. **Fasteners and connectors** in contact with preservative-treated and fire-retardant-treated wood shall be hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. [R317.3]

PROTECTION AGAINST TERMITES [R318]

28. Wood construction shall be protected from termites by:
   a. Pressure-preservative-treated wood with a quality mark of an approved testing agency. Field-cut ends, notches and drilled holes shall be retreated.
   b. Naturally durable termite-resistant wood.

EXTERIOR WILDFIRE EXPOSURE (VHFHSZ) [R327]

29. For projects in the State identified **Very High Fire Hazard Severity Zone**, see the separate VHFHSZ Standard Notes

DOORS AND LANDINGS [R311.2-.3]

30. The egress door from individual dwelling units:
   a. Shall provide a minimum **clear width** of 32 inches
   b. Shall be readily openable from the inside without the use of a key or special knowledge or effort.
31. There shall be a **floor or landing** on each side of each exterior door:
   a. With a minimum dimension of 36 inches in the direction of travel.
   b. The exterior landing shall not be more that 7-3/4 inches below the top of the threshold provided the door does not swing over the landing.
32. A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provide the door does not swing over the stairway.

STAIRWAYS [R311.7]

33. Stairways shall not be less than 36 inches in **clear width**.
34. The maximum **riser height** shall be 7-3/4 inches and the minimum **tread depth** shall be 10 inches.
35. Dimensional uniformity: The greatest riser height and/or the greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. [R311.7.4]
36. **Enclosures** Under Stairways: [R302.7]
   a. The enclosed accessible spaces under stairways shall be protected on the enclosed side with 1/2-inch gypsum board.
37. **Handrails:** [R311.7.7]
   a. Stairways with 4 or more risers require a handrail on one side.
   b. Handrail **height** above the stair tread nosing shall be uniform, not less than 34 inches and not more than 38 inches.
   c. Handrails shall be continuous, shall be returned or terminate in newel posts and have a space of not less than 1-1/2 inch between the wall and the handrail.
   d. Grip-size: [R311.7.7.3]
      i. Handrails with a circular cross-section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches.
      ii. If not circular, the handrail shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches.
      iii. Handrails with a perimeter greater than 6-1/4 inches shall have a graspable finger recess on both sides of the profile.

GUARDS (GUARDRAILS) [R312]

38. Where Required: [R312.1]
   a. Guards shall be located along open-sided walking surfaces, stairways and landings located more than 30 inches above the adjacent floor or grade below.
39. Height: [R312.2]
   a. Guards shall form a protective barrier not less than 42 inches height.
   b. Guards whose top rail also serves as a stair handrail shall have a height not less than 34 inches and not more than 38 inches.
40. Opening Limitations: [R2312.3]
   a. Open guards shall have a balusters or ornamental pattern such that 4-inch diameter sphere cannot pass through any opening.
   b. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be a maximum size such that a 6-inch sphere cannot pass.
   c. Opening for required guard on the sides of stair treads shall not allow a sphere of 4.75 inches to pass.

AUTOMATIC FIRE SPRINKLER SYSTEMS [R313]

41. **New Construction Only:** An automatic residential fire sprinkler system shall be installed in new one- and two-family dwellings.
42. The fire sprinkler systems shall be designed and installed in accordance with R313.3 or NFPA 13D.

FOUNDATIONS: [Ch 4]

UNDERFLOOR VENTILATION AND ACCESS [R408]

43. The space between the bottom of the floor joists and the earth under any building shall be provided with **ventilation openings** through foundation or exterior walls.
44. The minimum net area of ventilation openings shall not be less than 1 sq. foot for each 150 sq. feet of crawl-space area.. [R408.1 & .2]
45. Ventilation openings shall be covered with perforations not exceeding ¼ inch.

46. Access to Under-floor Spaces: [R408.4]
   a. **Access** shall be provided with a minimum of one access opening not less than 18 inches by 24 inches through the floor or 16 inches by 24 inches if located in a wall.

FLOORS: [Ch 5]

47. **Drilling and Notching:** [502.8]
   a. Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth.
   b. Shall not be longer than one-third of the depth.
   c. Shall not be located in the middle one-third of the span.
   d. Holes shall not exceed one-third the depth.
   e. Shall not be closer than 2 inches to the top or bottom.
   f. Shall not be closer than 2 inches to a notch.
   g. Cuts, notches an holes in trusses, composite or glue-laminated members or I-joists are prohibited except where permitted by the manufacturer.
48. **Post and beam or girder** construction shall be positively connected against uplift and displacement. [502.9]
49. **Wood trusses** shall be designed by an engineer and shall be submitted for review prior to installation. [502.11]

WALL CONSTRUCTION: [Ch 6]

50. **Top Plates:** [R602.3.2]
   a. Wood stud walls shall be capped with a double top plate to provide overlapping at corners and intersections with bearing partitions.
   b. End joints shall be offset at least 24 inches.
51. **Bottom/Sole Plates** shall have full bearing on nominal 2X or larger plates/sills having a width at least equal to the stud. [R602.3.4]
52. **Drilling and Notching Studs**: [R602.6]
   a. Exterior wall or bearing studs may be cut or notched to a depth not exceeding 25% of its width.
   b. Any stud may be bored/drilled not more than 60% of the width.
53. **Top plates cut, drilled or notched** more that 50% of its width, shall have a galvanized metal ties not les than 0.054 inch thick and 1-1/2 inches wide. The plates hall extend a minimum of 6 inches past the opening. [R602.6.1]

EXTERIOR WINDOWS AND DOORS [R612]

54. Window Sills:
   a. Where the opening of an operable window is located more than 72 inches above the finished grade/surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor.
   b. Where less than 24 inches the operable sections shall not permit opening that allow passage of a 4 inch sphere.

WALL COVERING: [Ch 7]

55. Water-resistant Gypsum Backing Board: [R702.3.8]
   a. May be used on ceiling where framing spacing does not exceed 12 inches on center for ½ inch and 16 inches on center for 5/8 inch.
   b. Shall not be installed over Class I or II vapor retarder in a shower or tub compartment.
   c. Cut or exposed edges, including those at wall intersections shall be sealed.
   d. Shall not be used where there will be direct exposure to water or continuous humidity.
56. **Weep Screed:** The weep screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall allow trapped water to drain. [R703.6.2.1]

ROOF-CEILING CONSTRUCTION: [Ch 8]

57. **Roof Drainage:** In areas where expansive or collapsible soils are known to exist, a controlled method of water disposal from roofs shall be provided that will collect and discharge roof drainage to the ground surface at a point at least 5 feet from the foundation. [R801.3]

ROOF/ATTIC VENTILATION [R806]

58. Enclosed Attic Spaces:
   a. **Enclosed attics** and **enclosed rafter spaces** formed where ceiling are applied directly to the underside of roof framing members (cathedral ceilings) shall have cross ventilation for each separate space by ventilating openings.
   b. Exterior openings shall be covered with corrosion-resistant wire cloth not exceeding ¼ inch.
   c. Minimum Area: [R806.2]
   d. The net free ventilating area shall not be less than 1/150 of the area of the space ventilated.
   e. 1/300 may be used
   f. As an alternate, the net free area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling.
59. Unvented Attic Assemblies may be used if a design is submitted for review. [R806.4]

ATTIC ACCESS [R807]

60. An **opening** not less than 22 inches by 30 inches with a clear headroom of 30 inches, shall be provided to any combustible ceiling or roof construction **attic area** having a clear height of over 30 inches and a area exceeding 30 square feet.
61. The **opening** shall be located in a hallway or other readily accessible location.
62. If located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high.
63. See CPC Sec. 509.4, CMC 904.11 and CEC 210.70 in these notes for access to mechanical equipment in the attic.

ROOF ASSEMBLIES: [Ch 9]

64. Weather Protection: [R903]
   a. **Flashing** shall be installed in a manner to prevent moisture entering the wall and roof.

46. Access to Under-floor Spaces: [R408.4]
   a. **Access** shall be provided with a minimum of one access opening not less than 18 inches by 24 inches through the floor or 16 inches by 24 inches if located in a wall.

FLOORS: [Ch 5]

47. **Drilling and Notching:** [502.8]
   a. Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth.
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   d. Holes shall not exceed one-third the depth.
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   f. Shall not be closer than 2 inches to a notch.
   g. Cuts, notches an holes in trusses, composite or glue-laminated members or I-joists are prohibited except where permitted by the manufacturer.
48. **Post and beam or girder** construction shall be positively connected against uplift and displacement. [502.9]
49. **Wood trusses** shall be designed by an engineer and shall be submitted for review prior to installation. [502.11]

WALL CONSTRUCTION: [Ch 6]

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   a. Where the opening of an operable window is located more than 72 inches above the finished grade/surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor.
   b. Where less than 24 inches the operable sections shall not permit opening that allow passage of a 4 inch sphere.

WALL COVERING: [Ch 7]

55. Water-resistant Gypsum Backing Board: [R702.3.8]
   a. May be used on ceiling where framing spacing does not exceed 12 inches on center for ½ inch and 16 inches on center for 5/8 inch.
   b. Shall not be installed over Class I or II vapor retarder in a shower or tub compartment.
   c. Cut or exposed edges, including those at wall intersections shall be sealed.
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   c. Minimum Area: [R806.2]
   d. The net free ventilating area shall not be less than 1/150 of the area of the space ventilated.
   e. 1/300 may be used
   f. As an alternate, the net free area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling.
59. Unvented Attic Assemblies may be used if a design is submitted for review. [R806.4]

ATTIC ACCESS [R807]

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61. The **opening** shall be located in a hallway or other readily accessible location.
62. If located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high.
63. See CPC Sec. 509.4, CMC 904.11 and CEC 210.70 in these notes for access to mechanical equipment in the attic.

ROOF ASSEMBLIES: [Ch 9]

64. Weather Protection: [R903]
   a. **Flashing** shall be installed in a manner to prevent moisture entering the wall and roof.

SANITARY DRAINAGE [Ch 7]

94. Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than ¼ inch per foot (2%). [708, 718.1]

VENTS [Ch 9]

95. Venting for Island Fixtures: [909]
   a. Traps for island sinks shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain.

STORM DRAINAGE [Ch 11]

96. Where provided, **Secondary Roof Drains** shall be not less than two inches above the roof surface and shall have a separate piping system. [1101.11.2.2 & 1101.11.2.2.1]

FUEL PIPING [Ch 12]

97. Underground piping systems shall be installed with a minimum of 18 inches of cover; or 12 inches if damage is not likely to occur. [1211.1.2]
98. Concealed Piping: A steel striker barrier not less than 0.058 inches thick shall be installed between the tubing and the finished wall and extends at least 4 inches beyond concealed penetrations of plates, fire stops and studs. [1211.3.4]
99. An accessible **gas shutoff valve** shall be provided upstream of each gas pressure regulator. [1211.11.1]
100. **Gas appliances** shall have an accessible manual shutoff valve within six feet of the appliance. [1212.5]

MECHANICAL SYSTEMS: [2010 CMC]

101. Protection Against Damage: [307.1]
   a. Appliances installed in garages subject to mechanical damage shall be guarded against damage. Protection may require the installation of a 3 inch steel pipe, 4" curb or wheel stop.
102. Equipment generating a glow, spark or flame shall be installed with pilots and burners or heating elements and switches at least 18 inches above the floor level.
103. Electrical Connections: [308]
   a. Equipment shall have a positive means of disconnect adjacent to and in sight from the equipment served.
   b. A 120 V receptacle shall be located within25 feet of the equipment for service and maintenance purposes.
104. Clothes Dryers: [504.3]
   a. Moisture exhaust ducts shall terminate outside the building and shall be equipped with a back draft damper.
   b. A minimum 4 inch metal duct with smooth interior surfaces shall be provided.
   c. When installed in a closet, a minimum opening of 100 square inches for makeup air shall be provided in the door or other location.

   d. Ducts shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90 degree elbows unless permitted by the manufacturer.

COMBUSTION AIR [Ch 7]

105. The minimum indoor **combustion air volume** for gas utilization equipment shall be 50 cf per 1000 Btu/hour. [701.2.1]

CHIMNEY AND VENTS [Ch 8]

106. Masonry, Metal and Factory-built Chimneys: [802.5]
   a. **Factory-built Chimneys** shall be installed per their listing and manufacturer's instructions.
   b. **Masonry and Metal chimneys** shall be built and installed in accordance with **NFPA 211**.
   c. A chimney shall extend at least 3 feet above the highest point where it passes through a roof and at least 2 feet higher than any portion of a building within 10 feet. [802.5.2.1]
   d. **Decorative shrouds** shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturers' installation instructions. [802.5.2.4]
107. **Type B & BW gas vents** shall terminate: [802.6
   a. Above the roof surface with a listed cap or listed roof assembly.
   b. Gas vents 12" or smaller may terminate 1 ft. above the roof provided they are at least 8 ft from a vertical wall.
   c. **Decorative shrouds** shall not be installed at the termination of gas vents except where such shrouds are listed.

INSTALLATION OF SPECIFIC APPLIANCES [Ch 9]

108. **Decorative appliances or vented gas fireplaces** shall not be installed in bathrooms or bedrooms unless the appliance is listed and the bedroom or bathroom has the required volume. [907, 908]
109. **Household Cooking Appliances:** [916]
   a. Cooking appliances shall have a vertical clearance above the cooking top of not less than 30 inches to combustible material or metal cabinets.
   b. Horizontal clearances shall be that specified by the permanent marking on the appliance.
110. **Wall Furnaces**: [928]
   a. Listed wall furnaces shall be installed in accordance with their listing and the manufacturers' instructions.

PLUMBING & MECHANICAL EQUIPMENT ON ROOFS OR IN ATTICS [CPC/CMC]

111. **Equipment on Roofs**, Installation: [509.2/904.10]
   a. Equipment shall be installed on a well-drained surface of the roof.
   b. At least 6 ft. of clearance shall be available between any part of the equipment and the roof edge or rigidly fixed rails, guard, parapets or other structure at least 42 inches in height.
112. All equipment requiring an external source of electrical power shall be provided with:
   a. A readily accessible electrical disconnecting means within sight of the equipment that will completely de-energize the equipment, and
   b. A 120-V ac grounding-type receptacle outlet on the roof adjacent to the equipment and on the supply side of the disconnect switch.
113. Access to Equipment on Roofs: [509.3/904.10.3]
   a. Gas utilization equipment located on roofs/elevated locations shall be accessible.
   b. Buildings more than 15 feet in height shall have an inside means of access, unless other means acceptable are used.
114. Appliances in **Attics** shall: [509.4/904.11, 931]
   a. Be listed for attic installation and installed per manufacturer's instructions.
   b. Be provided with access not less than **22 inches x 30** inches.
   c. Have a maximum distance to the appliance shall not exceed **20 feet**.
   d. Have continuous **solid flooring** not less than 24 inches wide.
   e. Have a level **working platform** not less than 30 inches x 30 inches in front of the service side.
   f. Have a permanent 120-volt **receptacle outlet** and a **lighting fixture** with a switch located at the entrance to the passageway.

ELECTRICAL SYSTEMS: [2010 CEC]

115. **Ground-Fault Circuit-Interrupter** Protection **(GFCI):** [210.8]
   a. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms, garages, accessory buildings, outdoors, crawl spaces (at or below grade), unfinished basements, kitchen countertop surfaces, laundry, utility and wet bar sinks where receptacles are installed within 6 feet of the sink edge shall have ground-fault circuit-interrupter protection.
116. **Arc-Fault Circuit-Interrupter** Protection **(AFCI):** [210.12]
   a. All 120-volt, single-phase 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.
117. **Receptacle Outlets:** Every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area shall have receptacle outlets installed in accordance with: [210.52(A)]

   a. Receptacles shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 ft. from a receptacle outlet.
   b. **Wall Space** shall include: 1) Any space 2 ft. or more in width (including space measure around corners) and unbroken along the floor line by doorways, fireplaces and similar openings. 2) The space occupied by fixed panels in exterior walls, excluding sliding panels. 3) The space afforded by fixed room dividers such as freestanding bar-type counters or railings
   c. Receptacle outlets in **floors** shall not be counted as part of the required number of receptacle outlets unless located within 18 in. of the wall
118. Receptacle outlets in **kitchen and dining room counters spaces** shall be installed in accordance with: [210.52(C)]
   a. **Wall counter space outlets** shall be installed at each wall counter space this is 12 in. or wider and installed so that no point along the wall line is more than 24 in. from a receptacle outlet.
   b. At least one receptacle shall be installed at each **island countertop** space with a long dimension of 24 in. or greater and a short dimension of 12 in. or greater.
   c. At least one receptacle outlet shall be installed at each **peninsular countertop** space with along dimension of 24 in. or greater and a short dimension of 123 in. or greater.
   d. **Counter outlets** shall be located above, but not more than 20 in. above the countertop.
   e. At least one outlet shall be installed in **bathrooms** within 3 ft. of the outside edge of each basin.
   f. At least one outlet accessible at grade level and not more than 6-1/2 ft. above grade shall be installed at the **front and back** of the dwelling.
   g. **Balconies, decks and porches** over 20 square feet, that are accessible from inside the dwelling shall have at least one receptacle outlet installed within the perimeter of the balcony, deck or porch. The receptacle shall not be located more than 6-1/2 feet above the surface.
   h. At least one outlet shall be installed for the **laundry**.
   i. At least one receptacle outlet, in addition to any provided for laundry equipment, shall be installed in each **basement** and in each **garage**
   j. **Hallways** 10 ft. or more in length shall have at least one receptacle outlet.
119. A 125-volt, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of **heating, air conditioning and refrigeration equipment**. The outlet shall be installed at the same level and within 25 ft. of the equipment. [210.63]
120. **Lighting Outlets** shall be installed in and in accordance with: [210.70]
   a. At least one wall switch-controlled lighting outlet shall be installed in every **habitable room and bathroom.**

   b. At least one wall switch-controlled lighting outlet shall be installed in hallways, stairways, and garages.
   c. At least one wall switch-controlled lighting outlet shall be installed to provide illumination on the **exterior side of outdoor entrances or exits with grade level access**.
   d. Where one or more lighting outlet(s) are installed for **interior stairways**, there shall be a wall switch at each floor level and landing level that includes an entryway, to control the lighting outlet(s) where the stairway between floor levels has six risers or more.
   e. For **attics, underfloor spaces, utility rooms and basements**, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed where these spaces are used for storage or contain equipment requiring servicing. The lighting outlet shall be provided at or near the equipment requiring servicing.
121. Where NM Cable (**Romex**) is run across the top of accessible ceiling joists, protection within 6-ft. of the nearest edge of the scuttle hole or attic entrance is required. [334.23, 320.23(A)]
122. **Receptacles**, Cord Connectors and Attachment Plugs [406]
   a. Receptacle faceplates shall be installed so as to completely cover the opening and seat against the mounting surface. [406.5]
   b. **Damp or Wet Locations:** [406.8]
      i. All 15- and 20-ampere, 125- and 250-volt receptacles shall be listed weather-resistant type.
      ii. Receptacles shall not be installed within or directly over a bathtub or shower stall.
   c. All 125-volt, 15- and 20-ampere receptacles in dwellings shall be listed **tamper-resistant**. [406.11]

CALGREEN STANDARDS: [2010 CALGREEN CODE]

123. All applicable Residential Mandatory and selected Voluntary measures as indicated in the project documents shall be completed, documented and field verified per the approved plans.

CALIFORNIA ENERGY CODE

124. All exterior walls, roof & floors, exterior openings, HVAC systems, water heating, lighting and special features shall be in conformance to Forms CF-1R and MF-1R.
125. All applicable "Installation Certificates" (CF-6R) forms and "Certificate of Field Verifications and Diagnostic Testing" (CF-4R) forms shall be completed and posted at the project site to be verified by the building inspector. HERS inspections may be required.

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700
PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

APN 4457-016-064

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY
STANDARD RESIDENTIAL NOTES

Rev. #	Date	Signature
1	06-28-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

A-1.4

SHEET 15 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

PAST COASTAL COMMISSION ACTION:
ON AUGUST 10, 1988, ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT 5-88-416 WAS REPORTED TO THE CALIFORNIA COASTAL COMMISSION FOR RESIDENTIAL DEVELOPMENT AT 3000 SEQUIT DRIVE, THE PARCEL IMMEDIATELY TO THE EAST OF, AND ADJACENT TO, THE SUBJECT PARCEL. THE PROJECT DESCRIPTION FOR CDP 5-88-416 INCLUDED RECOGNITION OF CERTIFICATE OF COMPLIANCE NO. 100496, DATED OCTOBER 13, 1987, WHICH MERGED LOT 83 AND LOT 84 (PART OF SUBJECT LOT) AND INCLUDED A LOT LINE ADJUSTMENT BETWEEN COMBINED LOTS 83 AND 84 AND LOT 85, EFFECTIVELY TRANSFERRING 3,440 SQUARE FEET OF LOT 85 TO THE SUBJECT LOT. THIS ACTION THEREFORE ESTABLISHED THE SUBJECT PARCEL (APN 4457-016-064), AS IT CURRENTLY CONFIGURED, AND THE NEIGHBORING PARCEL TO THE EAST (APN 4457-016-073).

ON AUGUST 25, 2008 COASTAL DEVELOPMENT PERMIT 4-06-106 WAS REPORTED TO THE CALIFORNIA COASTAL COMMISSION AND INCLUDED THE INCREASE TO THE MAXIMUM ALLOWABLE GROSS STRUCTURAL BY 900 FEET UPON THE PERMANENT EXTINGUISHMENT OF DEVELOPMENT RIGHTS OF LOTS 30, 31, AND 32 OF TRACT 9757, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 166, PAGES 38 AND 39 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER. DEDICATION AS SCENIC EASEMENT RECORDED OCTOBER 1, 1997 (97-151-6759) AND DECLARATION OF RESTRICTIONS OFFERED APRIL 21, 1997 AND RECORDED ON OCTOBER 1, 1997 (97-1516760.)

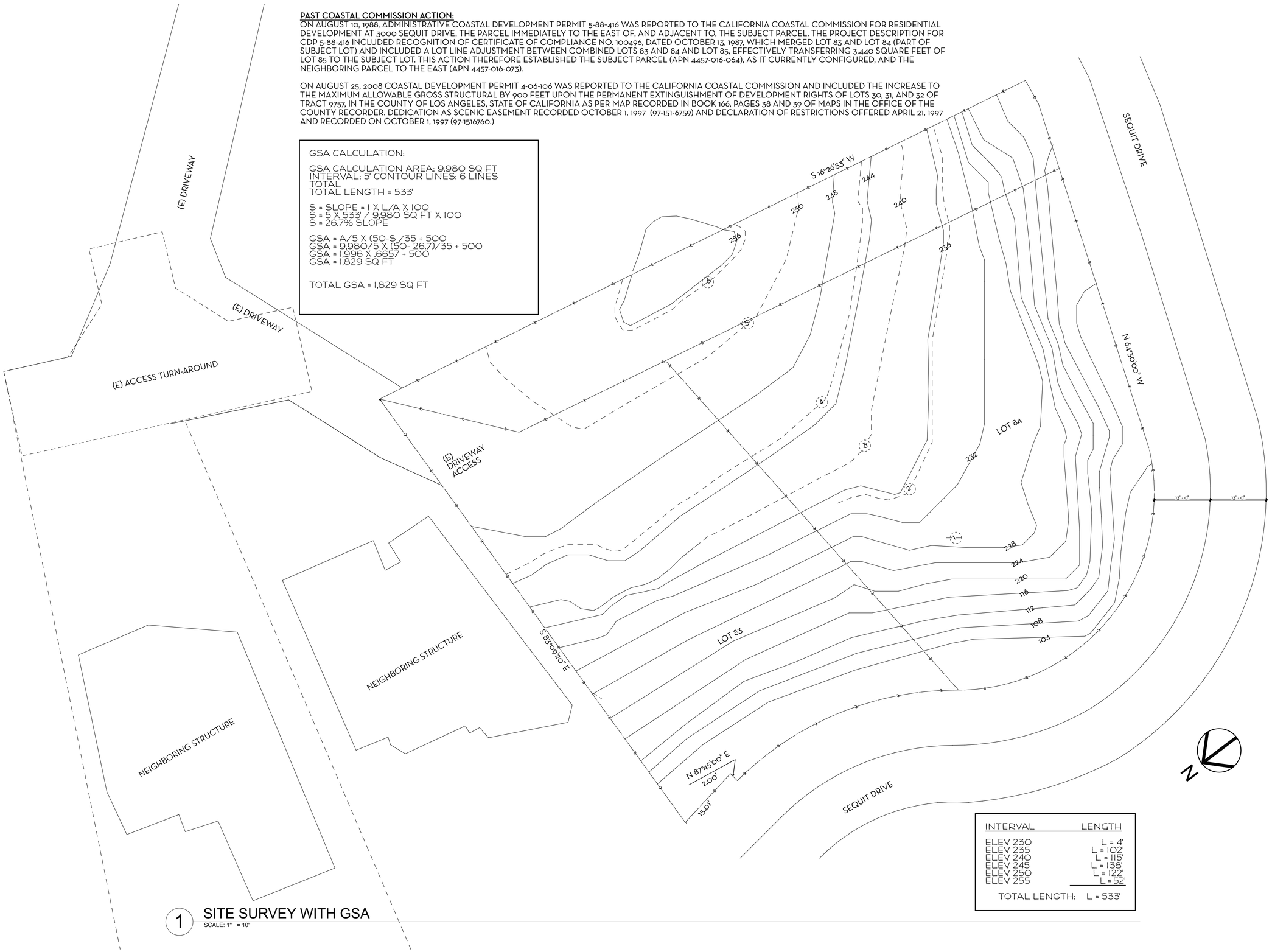
GSA CALCULATION:

GSA CALCULATION AREA: 9,980 SQ FT
INTERVAL: 5' CONTOUR LINES: 6 LINES TOTAL
TOTAL LENGTH = 533'

S = SLOPE = I X L/A X 100
S = 5 X 533' / 9,980 SQ FT X 100
S = 26.7% SLOPE

GSA = A/5 X (50-S /35 + 500
GSA = 9,980/5 X (50- 26.7)/35 + 500
GSA = 1,996 X .6657 + 500
GSA = 1,829 SQ FT

TOTAL GSA = 1,829 SQ FT



INTERVAL	LENGTH
ELEV 230	L = 4'
ELEV 235	L = 102'
ELEV 240	L = 115'
ELEV 245	L = 138'
ELEV 250	L = 122'
ELEV 255	L = 52'
TOTAL LENGTH:	L = 533'

1 SITE SURVEY WITH GSA
SCALE: 1" = 10'

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700
PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

SITE SURVEY W/ GSA

APN 4457-016-064

Rev. #	Date	Signature
1	06-26-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

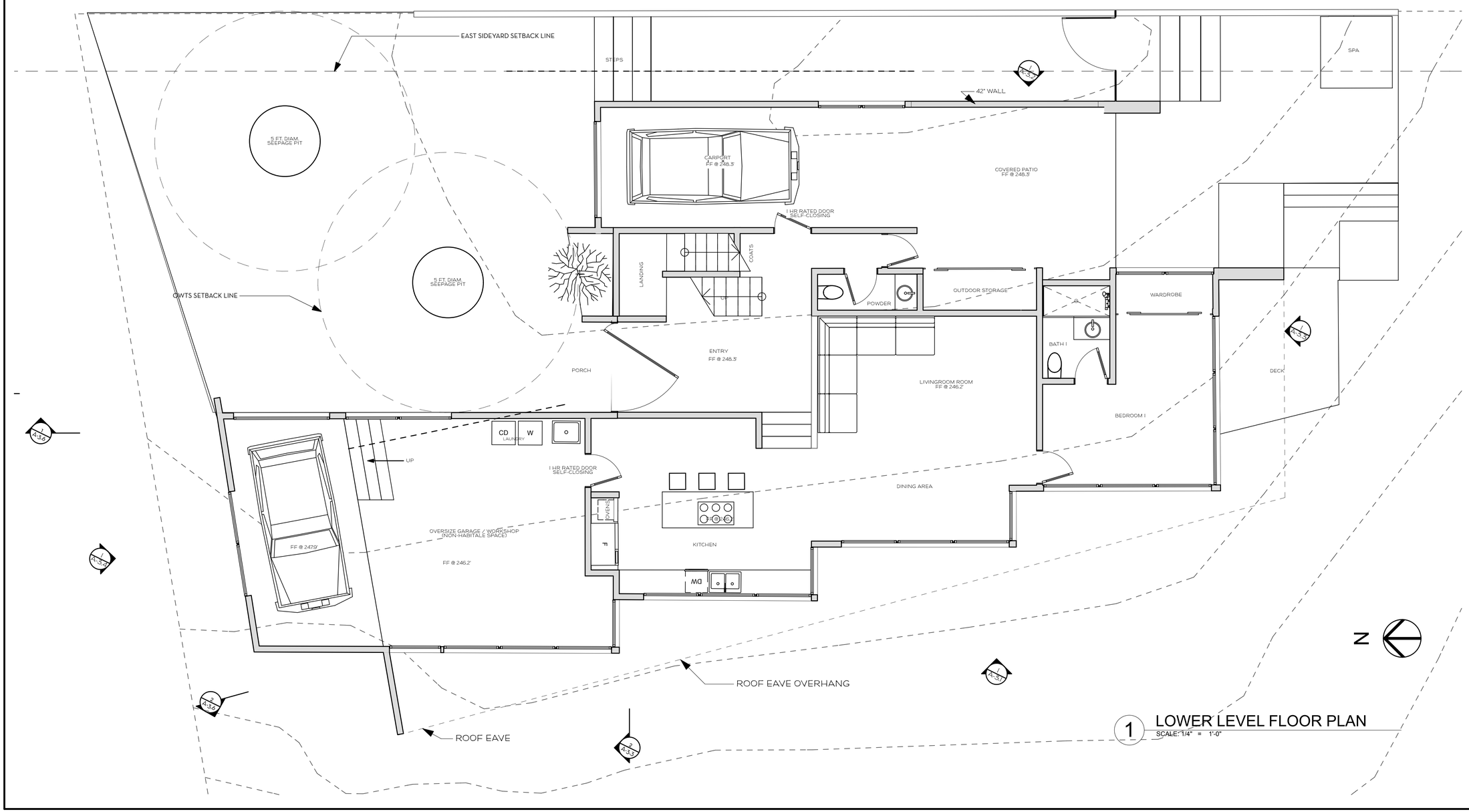
A-1.5

SHEET 16 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

LOWER LEVEL HABITABLE AREA: 1,216 SQ. F.T.
UPPER LEVEL HABITABLE AREA: 612 SQ. F.T.

TOTAL HABITABLE SQUARE FOOTAGE: 1,828 SQ. FT.



1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

LOWER LEVEL FLOOR PLAN

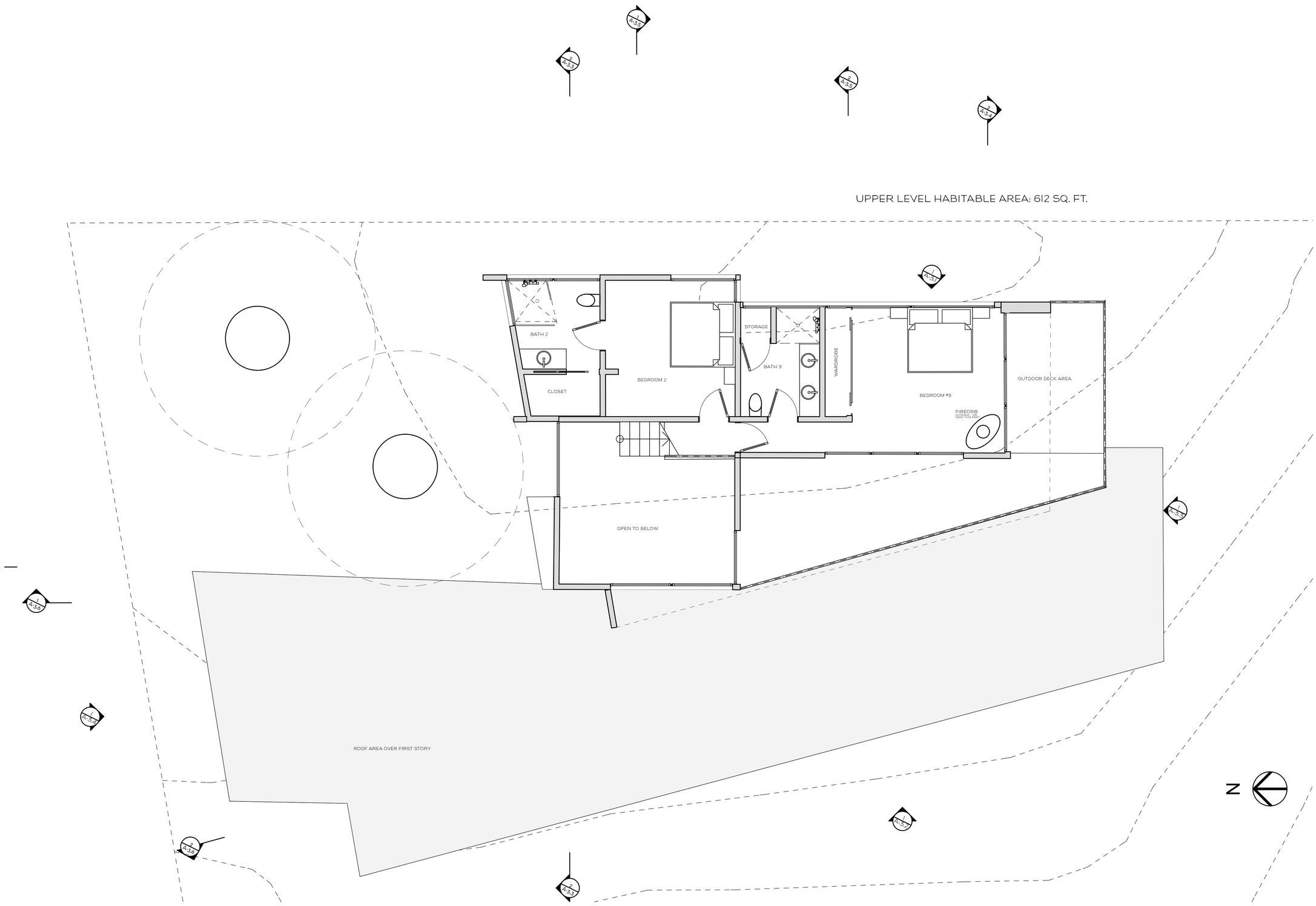
APN 4457-016-064

Rev. #	Date	Signature
1	06-26-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

A-2.1

SHEET 17 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VM&A) FOR THIS PROJECT ARE INSTRUMENTS OF VM&'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VM& SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

UPPER LEVEL FLOOR PLAN

APN 4457-016-064

Rev. #	Date	Signature
1	06-28-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

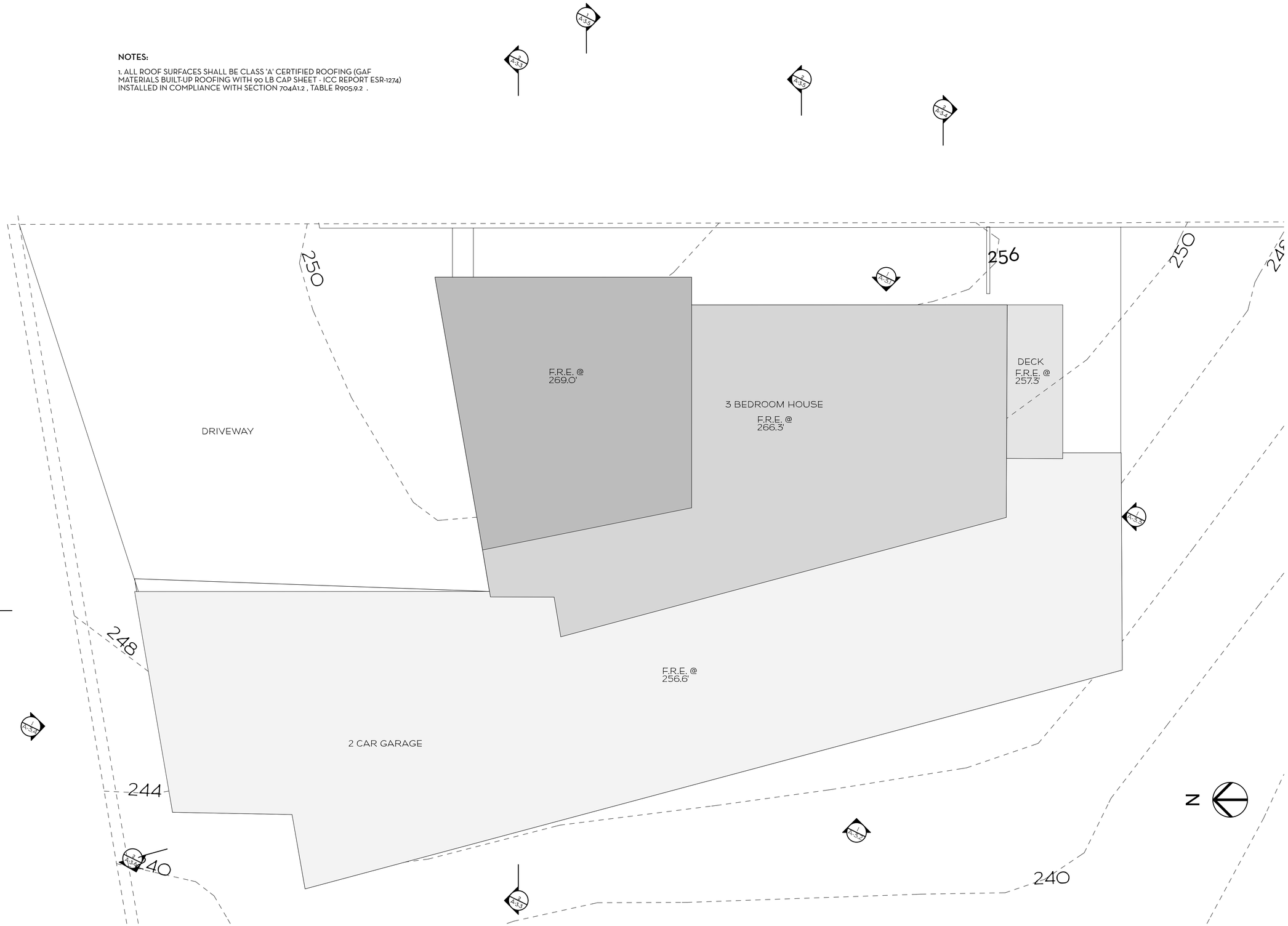
A-2.2

SHEET 18 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.

NOTES:

1. ALL ROOF SURFACES SHALL BE CLASS 'A' CERTIFIED ROOFING (GAF MATERIALS BUILT-UP ROOFING WITH 90 LB CAP SHEET - ICC REPORT ESR-1274) INSTALLED IN COMPLIANCE WITH SECTION 704A1.2 , TABLE R905.9.2 .



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

APN 4457-016-064

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

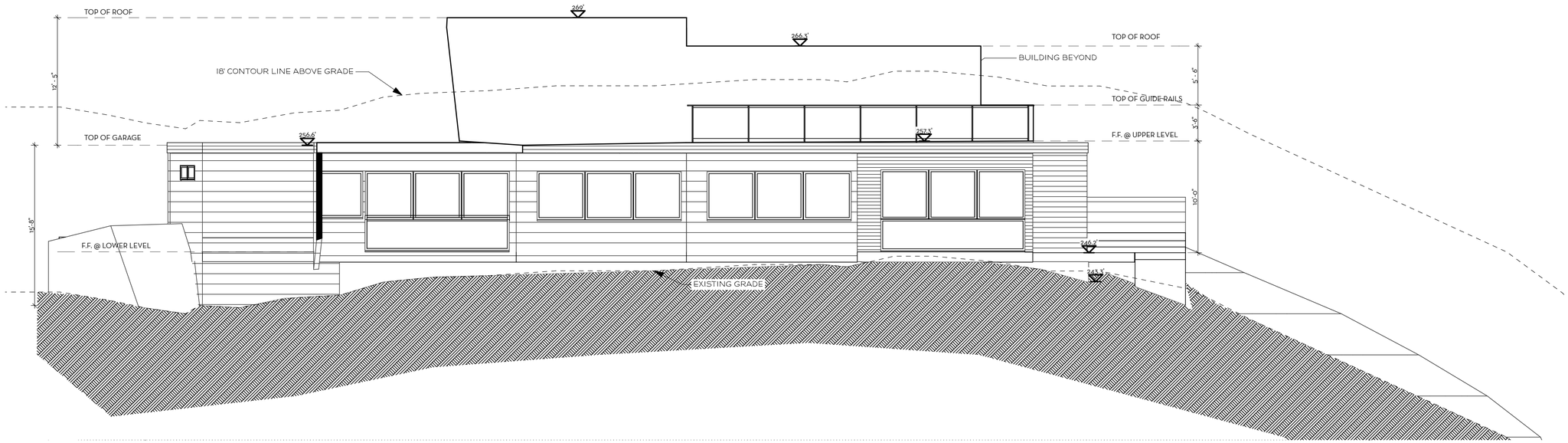
ROOF PLAN

Rev. #	Date	Signature
1	06-28-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

A-2.3

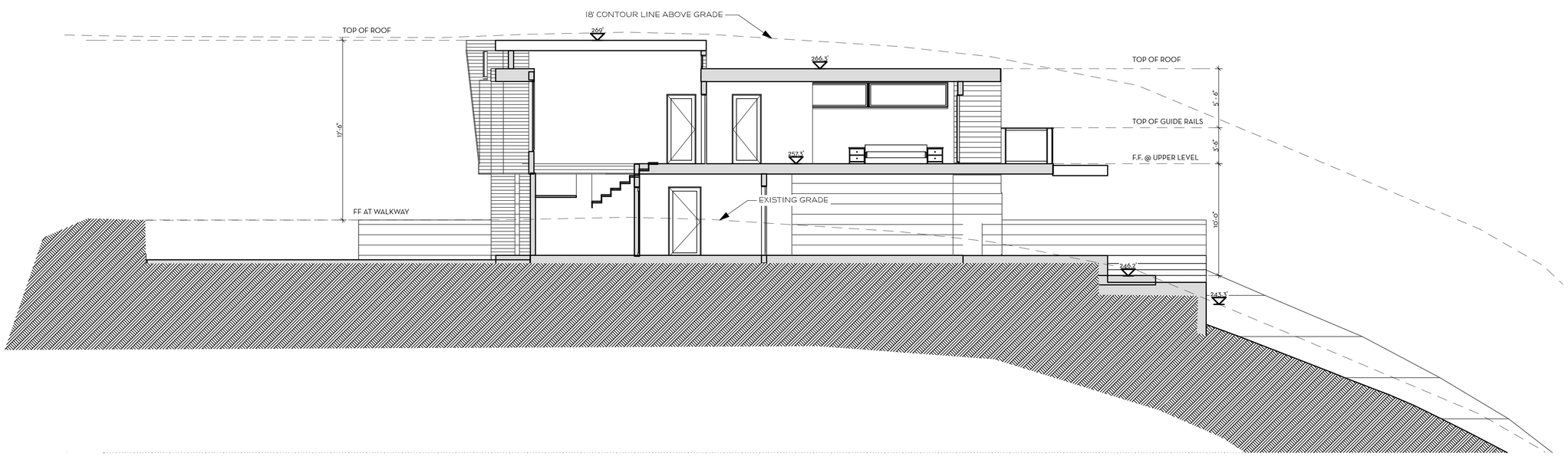
SHEET 19 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 WEST ELEVATION 1 OF 2

SCALE: 3/16" = 1'-0"



2 WEST ELEVATION (PARTIAL SECTION) 2 OF 2

SCALE: 3/16" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

WEST ELEVATION AND SECTION

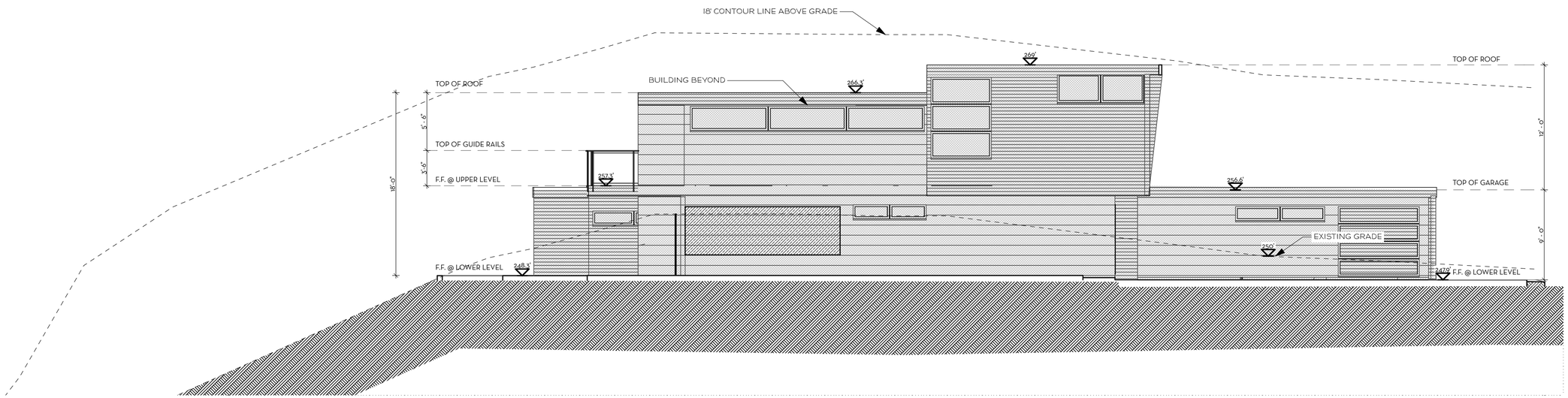
APN 4457-016-064

Rev. #	Date	Signature
1	06-28-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

A-3.1

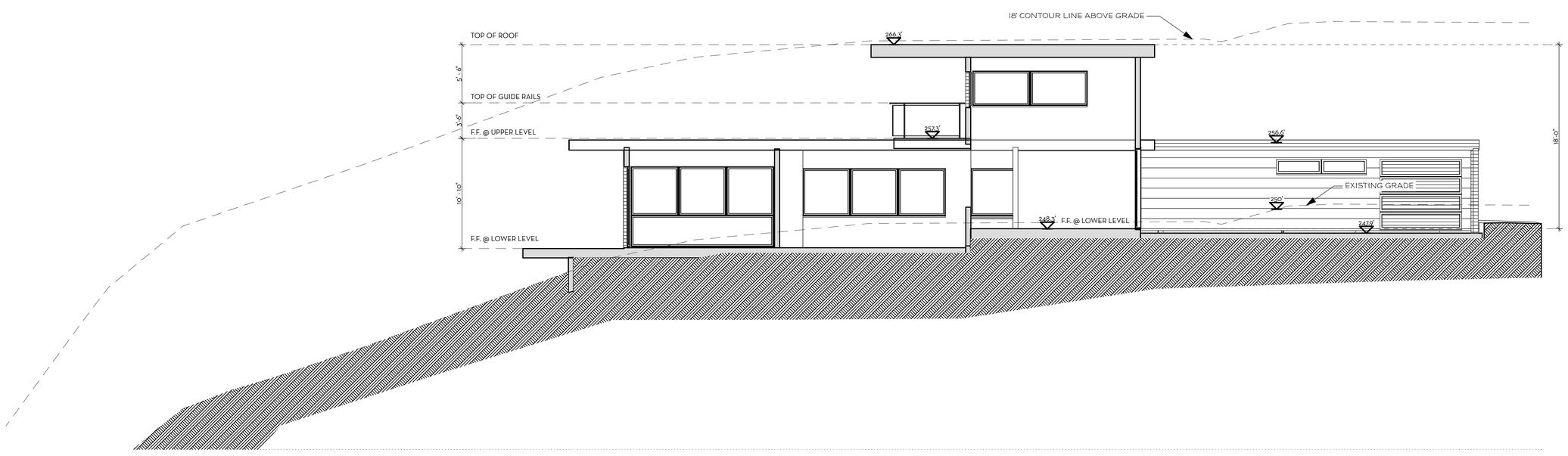
SHEET 20 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 EAST ELEVATION 1 OF 2

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION (PARTIAL SECTION) 2 OF 2

SCALE: 3/16" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

EAST ELEVATION AND SECTION

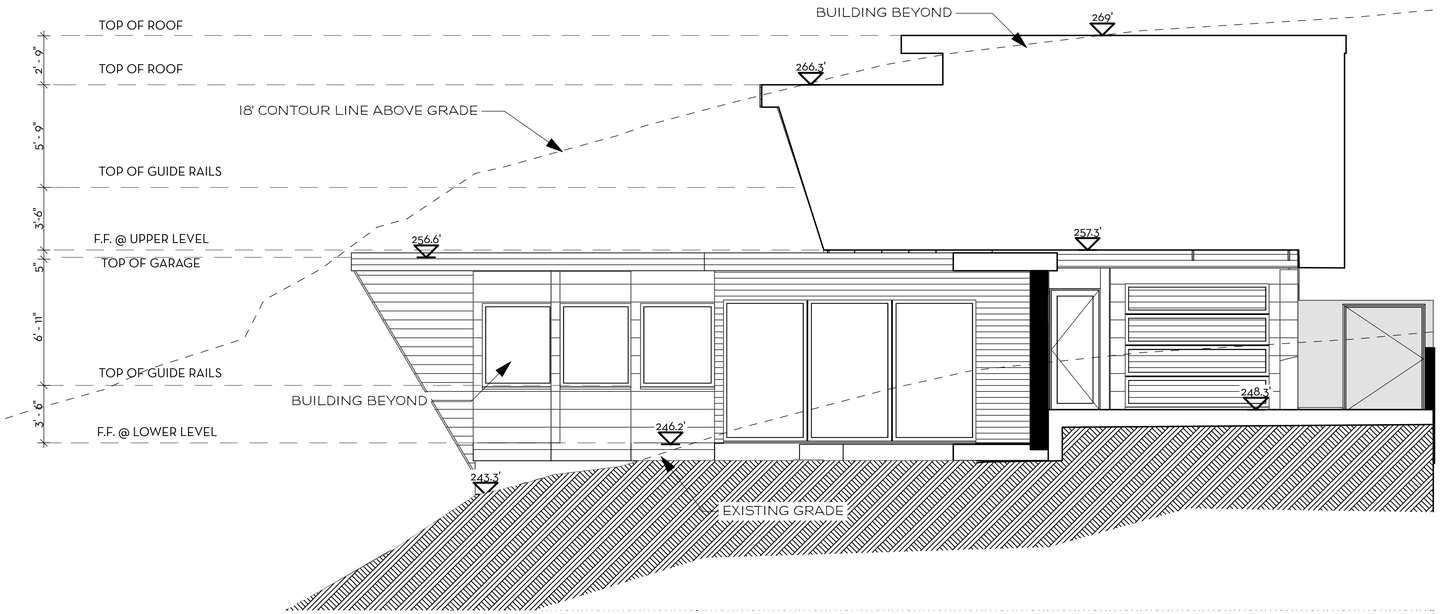
APN 4457-016-064

Rev. #	Date	Signature
1	06-26-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

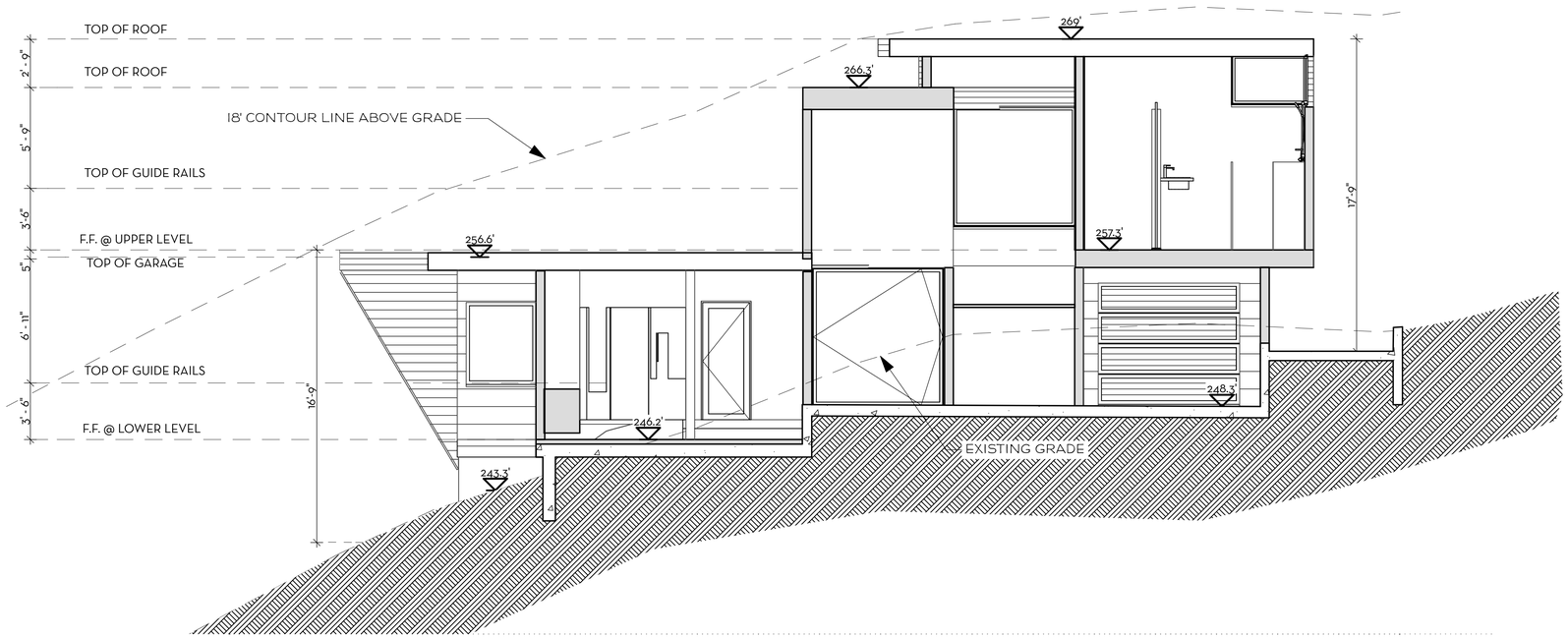
A-3.2

SHEET 21 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 SOUTH ELEVATION 1 OF 2
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION 2 OF 2
SCALE: 1/4" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

SOUTH ELEVATION AND SECTION

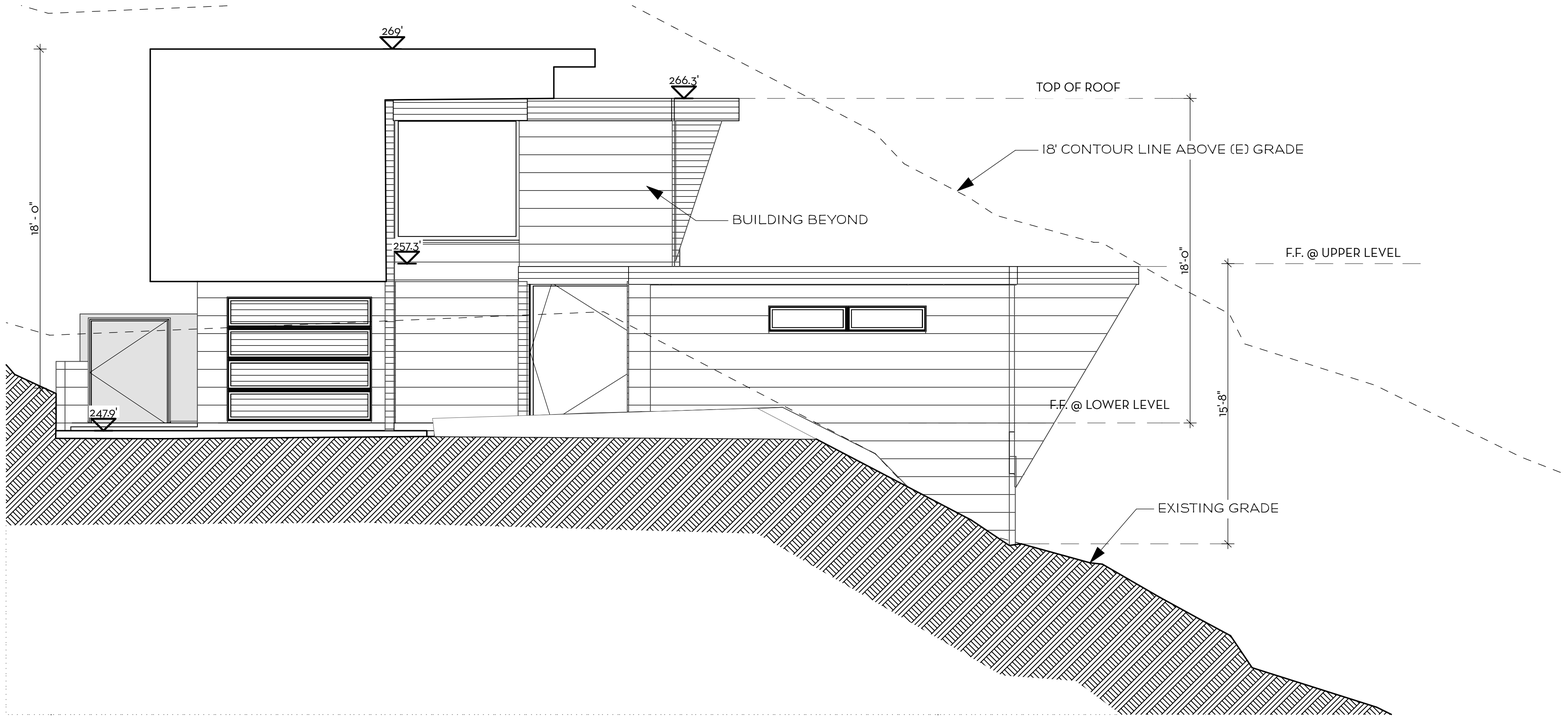
APN 4457-016-064

Rev. #	Date	Signature
1	06-26-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

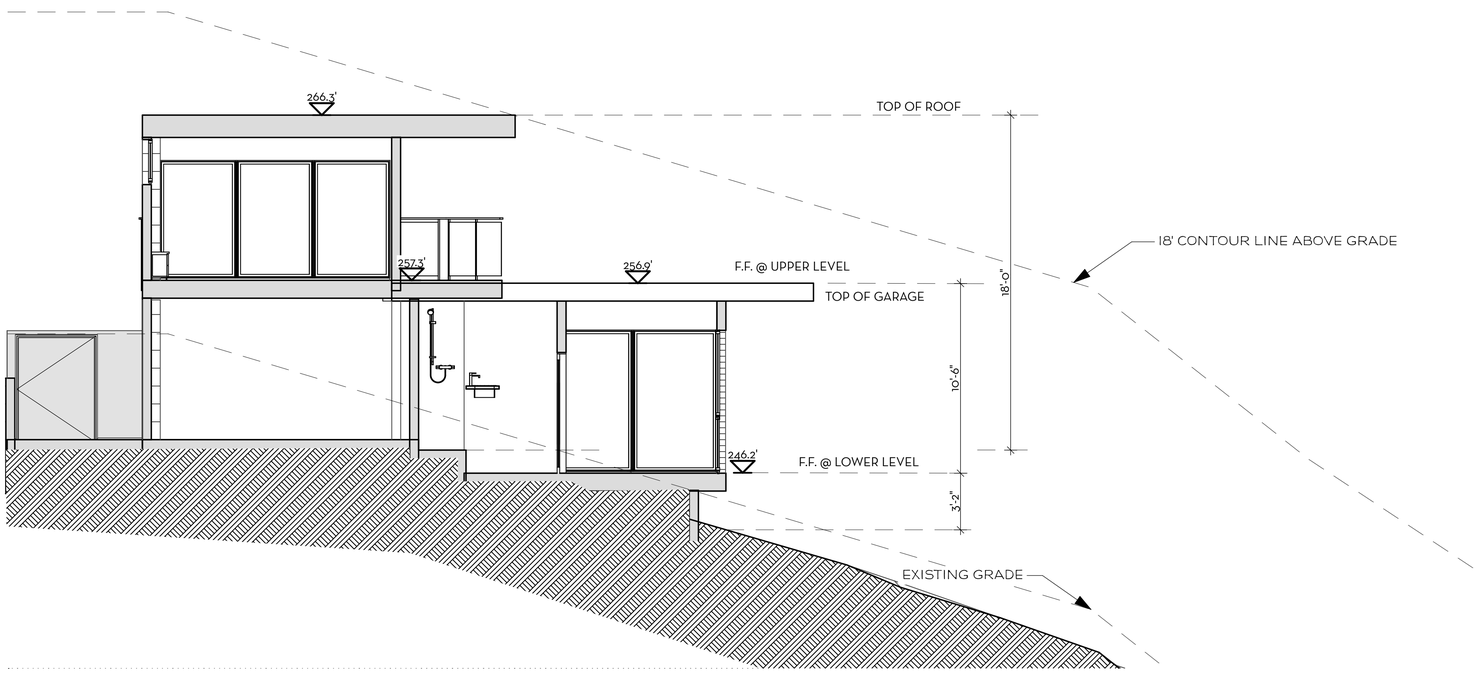
A-3.3

SHEET 22 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 NORTH ELEVATION 1 OF 2
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION 2 OF 2
SCALE: 1/4" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY
NORTH ELEVATION AND SECTION

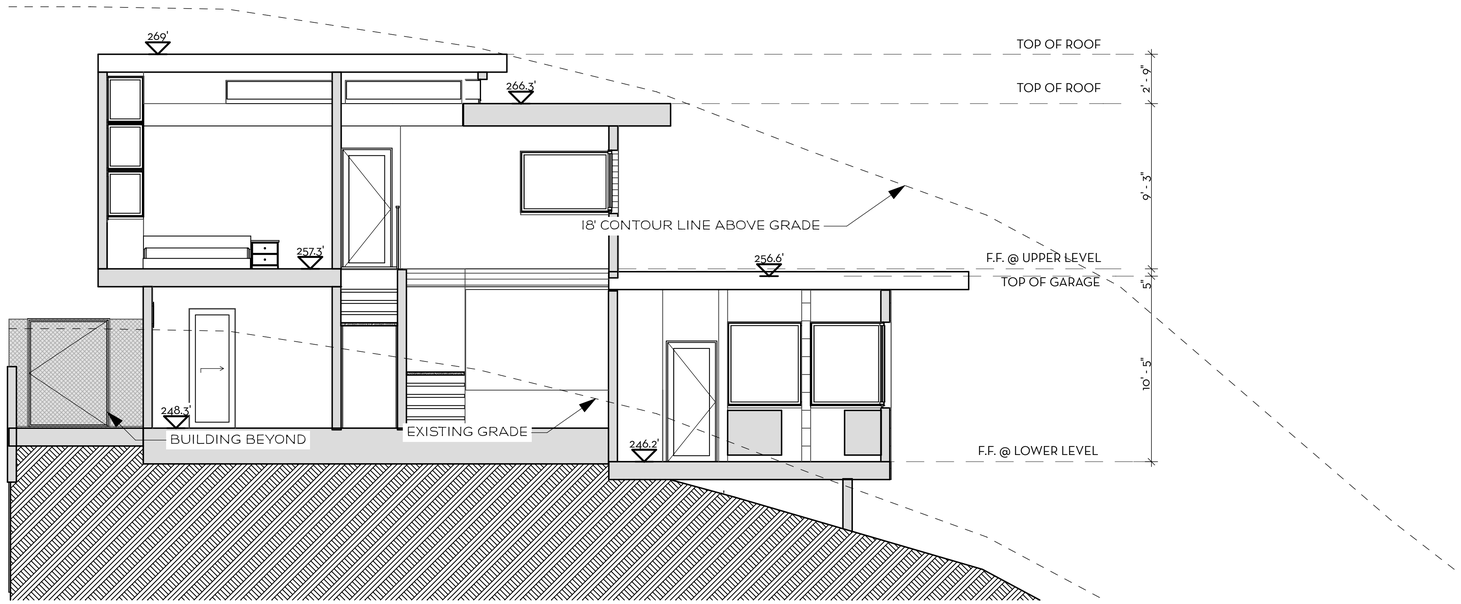
APN 4457-016-064

Rev. #	Date	Signature
1	06-28-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

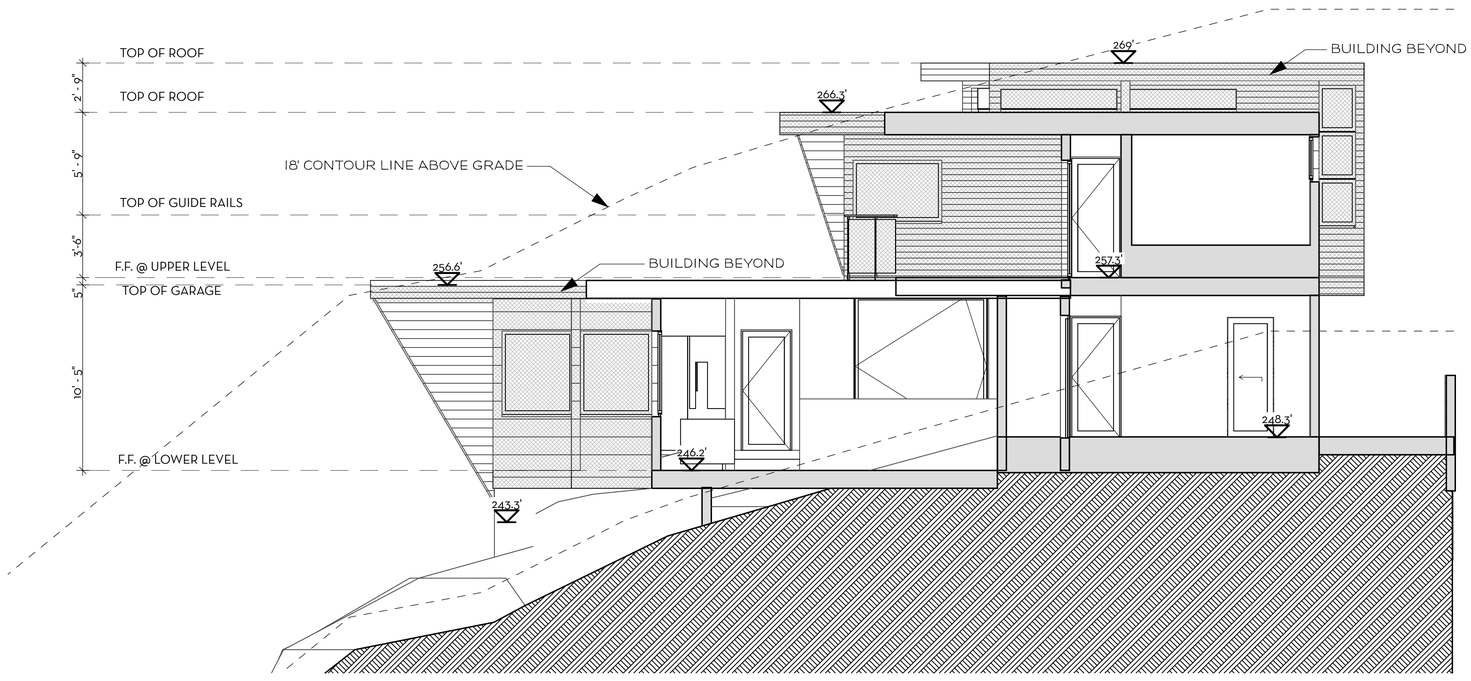
A-3.4

SHEET 23 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VM&A) FOR THIS PROJECT ARE INSTRUMENTS OF VM&A'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VM&A SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 NORTH SIDE SECTION
SCALE: 1/4" = 1'-0"



2 SOUTH SIDE SECTION
SCALE: 1/4" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700
PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

APN 4457-016-064

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

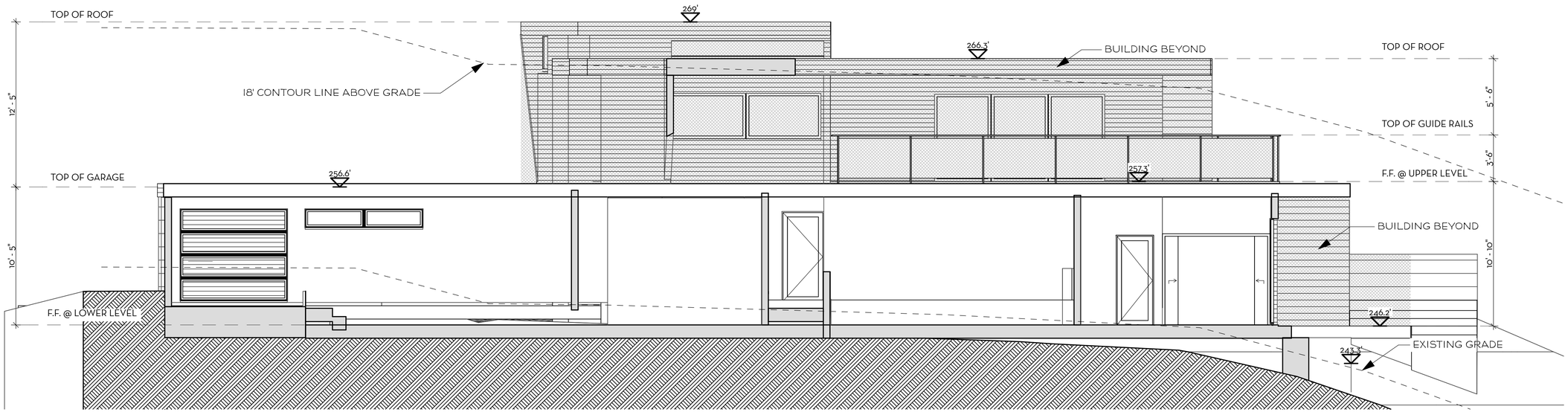
SECTIONS 1 OF 2

Rev. #	Date	Signature
1	06-28-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

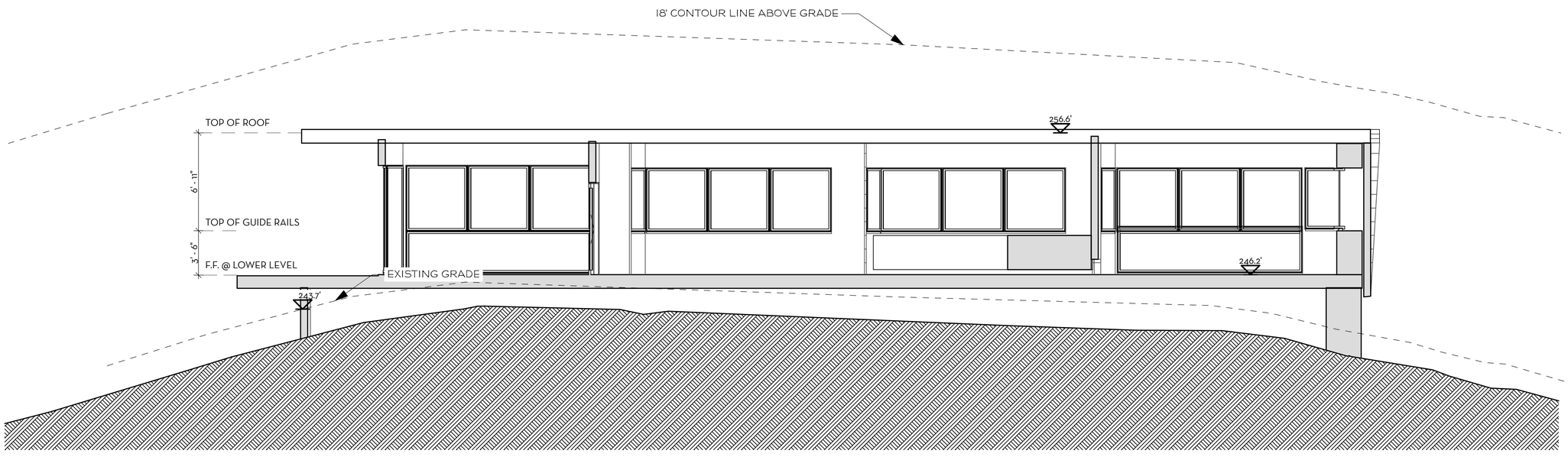
A-3.5

SHEET 24 OF 2

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



1 EAST SIDE SECTION
SCALE: 1/4" = 1'-0"



2 WEST SIDE SECTION
SCALE: 1/4" = 1'-0"

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700
PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

APN 4457-016-064

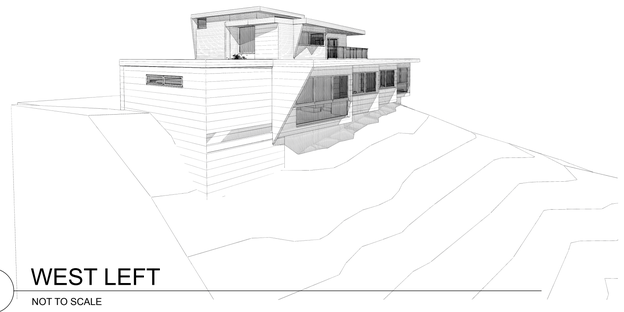
SECTIONS 2 OF 2

Rev. #	Date	Signature
1	06-28-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

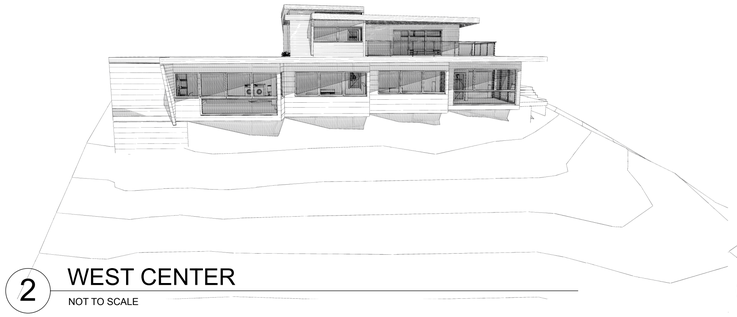
A-3.6

SHEET 25 OF 2

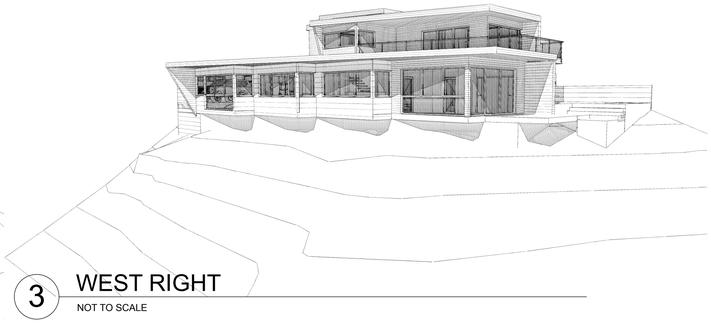
THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY VITUS MATARÉ & ASSOCIATES, INC. (VMA) FOR THIS PROJECT ARE INSTRUMENTS OF VMA'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND VMA SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF VITUS MATARÉ & ASSOCIATES, INC.



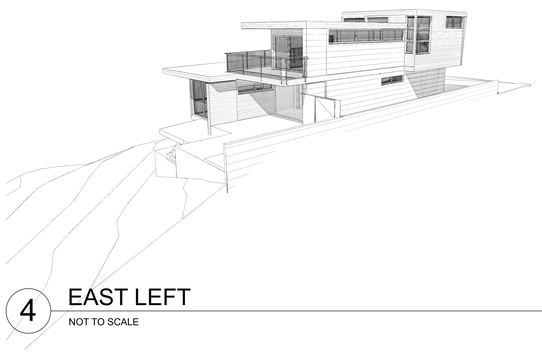
1 WEST LEFT
NOT TO SCALE



2 WEST CENTER
NOT TO SCALE

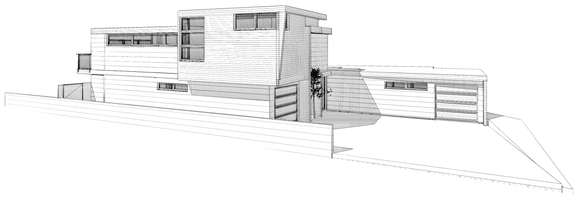


3 WEST RIGHT
NOT TO SCALE

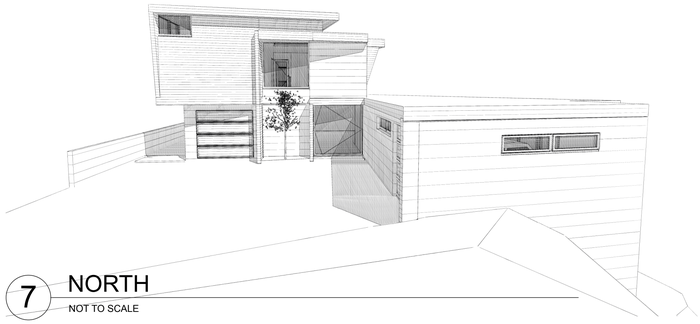


4 EAST LEFT
NOT TO SCALE

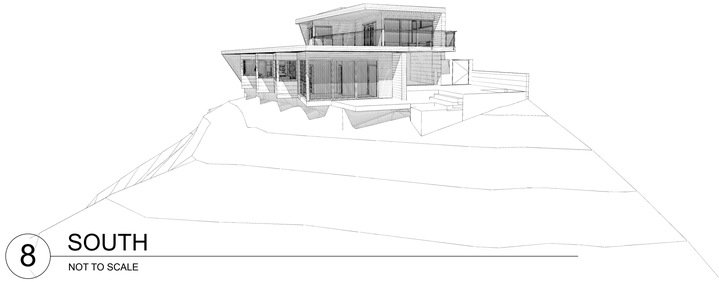
5 EAST CENTER
NOT TO SCALE



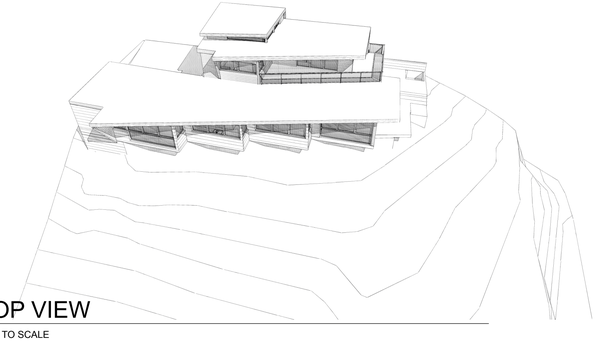
6 EAST RIGHT
NOT TO SCALE



7 NORTH
NOT TO SCALE



8 SOUTH
NOT TO SCALE



9 TOP VIEW
NOT TO SCALE

VITUS MATARÉ & ASSOCIATES, INC.
P.O. BOX 1204, MALIBU, CA 90265 P 310.317.0700

PLANNING DESIGN TECHNICAL COORDINATION PERMIT PROCESSING

MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265 - UNINCORPORATED L.A. COUNTY

APN 4457-016-064

PRELIM. RENDERINGS

Rev. #	Date	Signature
1	06-28-15	FT
2	09-07-15	VM
3	11-15-15	TH
4	01-22-16	VM

A-3.9

SHEET 28 OF 2

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